CITY OF MANSFIELD

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

Meeting Agenda

Planning and Zoning Commission

Monday, November 6, 2023 | **6:00 PM** | **City Hall Council Chambers**

1. CALL TO ORDER

2. INVOCATION

3. PLEDGE OF ALLEGIANCE

4. TEXAS PLEDGE

5. APPROVAL OF MINUTES

23-5703 Minutes - Approval of the October 16, 2023, Planning and Zoning Commission Meeting Minutes

Attachments: 10-16-23 DRAFT Minutes

6. 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.

7. PUBLIC HEARINGS

23-5656 Public Hearing to Consider Proposed Amendments to Chapter 155 of the Mansfield Code of Ordinance, “Zoning”, to Create a New Section 155.057, “Neighborhood Design Standards” and Related Development Regulations (OA#23-008)

Attachments: Exhibit A

23-5688 Public Hearing on a Change of Zoning from PR, Pre-Development District and C-2, Community Business District to S, South Mansfield Form Based Development District on Approximately 70.897 Acres in the B. Howard Survey, Abstract No. 513, City of Mansfield, Ellis Co, TX, Generally Located on the Northwest Corner of U.S. Highway 287 and St. Paul Road, on Property Addressed at 3571 St. Paul Road; Hanover Property Co., Applicant (ZC#23-022)

Attachments: Maps and Supporting Information

Exhibit A

23-5689 Public Hearing on a Change of Zoning from PR, Pre-Development District to PD, Planned Development District for a Single-Family Attached (Townhome) Development on approx. 7.869 acres in the Samuel Mitchell Surv., Abst. No. 593, City of Mansfield, Johnson County, TX generally along South Mitchell Road and River Birch Drive property addressed at 1000 South Mitchell Road. Uriel Carrillo, Applicant (ZC#23-006)

Attachments: Maps and Supporting Information

Exhibits

8. SUMMARY OF CITY COUNCIL ACTIONS

9. COMMISSION ANNOUNCEMENTS

10. STAFF ANNOUNCEMENTS

11. ADJOURNMENT OF MEETING

12. NEXT REGULAR MEETING DATE: Monday, December 4, 2023

I certify that the above agenda was posted on the bulletin board next to the main entrance of City Hall on November 3, 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.

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STAFF REPORT

File Number: 23-5703

Agenda Date: 11/6/2023 **Version:** 1 **Status:** Approval of Minutes

In Control: Planning and Zoning Commission **File Type:** Meeting Minutes

Agenda Number:

Title

Minutes - Approval of the October 16, 2023, Planning and Zoning Commission Meeting Minutes

CITY OF MANSFIELD

1200 E. Broad St.
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Meeting Minutes - Draft

Planning and Zoning Commission

Monday, October 16, 2023 | **6:00 PM** | **City Hall Council Chambers**

1. CALL TO ORDER

Chair Mainer called the meeting to order at 6:03 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
Principal Planner Art Wright
Administrative Assistant II Clarissa Carrasco

Commissioners:

Absent 2 - Brandon Shaw and David Goodwin

Present 5 - Blake Axen;Jennifer Thompson;Michael Mainer;Michael Bennett and Patrick Moses

2. INVOCATION

Commissioner Bennett gave the invocation.

3. PLEDGE OF ALLEGIANCE

4. TEXAS PLEDGE

5. APPROVAL OF MINUTES

23-5668 Minutes - Approval of the October 2, 2023, Planning and Zoning Commission Meeting Minutes

Commissioner Moses made a motion to approve the October 2, 2023, Planning and Zoning Commission meeting minutes as presented. Vice Chair Axen seconded the motion which carried by the following vote:

Aye: 5 - Blake Axen; Jennifer Thompson; Michael Mainer; Michael Bennett and Patrick Moses

Nay: 0

Absent: 2 - Brandon Shaw and David Goodwin

Abstain: 0

6. CITIZENS COMMENTS

There were no citizen comments.

7. PUBLIC HEARINGS

23-5653 Public Hearing on a Change of Zoning from PR, Pre-Development District to S, South Mansfield Form Based Development District on Approximately 108.16 acres in the J. Rape Survey, Abstract No. 1321, G. Milton Survey, Abstract No. 560, and G. Milton Survey, Abstract No. 385, City of Mansfield, Ellis and Tarrant Counties, Texas, Generally Located West of Heritage Parkway South at the Northeast Corner of State Highway 360 and Lone Star Road, and South of Lone Star Road on Property Addressed at 3601, 3603, and 3797 Lone Star Road, and 700 Heritage Parkway South; City of Mansfield, owner (ZC#23-021)

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

Chair Mainer opened the public hearing at 6:12 p.m. and called for anyone wishing to speak to come forward.

Seeing no one come forward to speak, Chair Mainer closed the public hearing at 6:13 p.m.

Commissioner Bennett made a motion to approve the zoning change. Vice Chair Axen seconded the motion which carried by the following vote:

Aye: 5 - Blake Axen; Jennifer Thompson; Michael Mainer; Michael Bennett and Patrick Moses

Nay: 0

Absent: 2 - Brandon Shaw and David Goodwin

Abstain: 0

23-5654 Public Hearing on a Change of Zoning from C-2, Community Business District to PD, Planning Development District for Senior Independent Living and Ground-Floor Commercial Uses on approximately 8.08 Acres out of the T. O. Harris Survey, Abstract No. 645, Tarrant County, Texas, Generally Located South of Turner Warnell Road and Approximately 500 Feet East of FM 157 on Property Addressed at 1420 Turner Warnell Rd.; Riverbend Village Partners, LLC, developer, Arrive Architecture Group, architect (ZC#23-013)

Mr. Wright presented the case and was available for questions.

Dixon Holman, applicant, 120 East Abram Street, Arlington, Texas, gave a brief presentation of the case and was also available for questions.

Marc Tolson, representative of the applicant, 2344 Highway 121, Bedford, Texas, answered some of the questions from the commission.

Chair Mainer opened the public hearing at 6:39 p.m. and called for anyone wishing to speak to come forward.

Chair Mainer read the following names from non-speaker cards:

Kyle Collins, 10 Willowstone Court, in opposition of the project

Tracy Collins, 10 Willowstone Court, in opposition of the project

Erin and Louis Arrivillaga, 3065 Willowstone Trail, in opposition of the project

Jerry Rand, 79 Misty Mesa Trail, in opposition of the project

Anthony Lamantia, 3063 Willowstone Trail, in opposition of the project

Chair Mainer then called on the following names from speaker cards:

Jerry Creamer, 4 Raintree Court, spoke in opposition of the project.

Tammie Pavese, 113 Millington Trail, spoke in opposition of the project.

Phillip Worobey, 13 Willowstone Court, spoke in opposition of the project.

Shauna Friend, 13 Willowstone Court, spoke in opposition of the project.

Seeing no one else come forward to speak, Chair Mainer closed the public hearing at 6:53 p.m.

Commissioner Bennett made a motion to approve the zoning change with the consideration of removing the gates surrounding the property as well as review by city staff to enhance walkability and overall architecture of the project. Vice Chair Axen seconded the motion which carried by the following vote:

Aye: 4 - Blake Axen; Jennifer Thompson; Michael Mainer and Michael Bennett

Nay: 1 - Patrick Moses

Absent: 2 - Brandon Shaw and David Goodwin

Abstain: 0

23-5658 Public Hearing on a Change of Zoning from PR, Pre-Development District to PD, Planned Development District for a Data Center on approx. 26.897 acres in the H. Henderson Survey., Abst. No. 432, and S. C. Neil Survey., Abst. No.1159 City of Mansfield, Ellis and Tarrant Counties, TX generally located at the northeast corner of Heritage Parkway South and Britton Road on property addressed at 3801 Britton Road. Rob Baldwin, Applicant (ZC#23-020)

Mr. Alexander presented the case, mentioned the applicant's request to table the case indefinitely, and was available for questions.

Chair Mainer opened the public hearing at 7:42 p.m. and called for anyone wishing to speak to come forward.

Chair Mainer read one card in opposition of the project from Tierney Davis, 607 Hogan Alley Drive.

Katherine Hogan, 701 Tee Box Court, spoke in opposition of the project.

Seeing no on else come forward to speak, Chair Mainer closed the public hearing at 7:48 p.m.

Vice Chair Axen made a motion to table the case indefinitely. Commissioner Moses seconded the motion which carried by the following vote:

Aye: 5 - Blake Axen; Jennifer Thompson; Michael Mainer; Michael Bennett and Patrick Moses

Nay: 0

Absent: 2 - Brandon Shaw and David Goodwin

Abstain: 0

23-5656 Public Hearing to Consider Proposed Amendments to Chapter 155 of the Mansfield Code of Ordinance, “Zoning”, to Create a New Section 155.057, “Neighborhood Design Standards” and Related Development Regulations (OA#23-008)

Mr. Alexander presented the Department of Planning and Development Services' request to table this case until the next Planning and Zoning Commission meeting on November 6, 2023.

Chair Mainer opened the public hearing at 7:50 p.m. and called for anyone wishing to speak to come forward.

Seeing no one come forward to speak, Chair Mainer closed the public hearing at 7:50 p.m.

Commissioner Moses made a motion to table the case until the next Planning and Zoning Commission meeting on November 6, 2023. Commissioner Bennett seconded the motion which carried by the following vote:

Aye: 5 - Blake Axen; Jennifer Thompson; Michael Mainer; Michael Bennett and Patrick Moses

Nay: 0

Absent: 2 - Brandon Shaw and David Goodwin

Abstain: 0

8. SUMMARY OF CITY COUNCIL ACTIONS

Mr. Alexander summarized the actions from the previous City Council meeting.

9. COMMISSION ANNOUNCEMENTS

Commissioner Thompson mentioned the upcoming Haunt the Block event.

Vice-Chair Axen also mentioned the upcoming Haunt the Block event.

Commissioner Moses gave his regards towards the loss of a Fort Worth ISD employee this past week.

Chair Mainer announced that Bethlehem Baptist Church is hosting their Harvest Festival on October 31st.

10. STAFF ANNOUNCEMENTS

Mr. Wheaton-Rodriguez mentioned the following upcoming meeting and event dates:

Open House on October 30th

Next Planning and Zoning Commission meeting on November 6th

Joint Meeting with City Council on November 7th

Possible second Joint Meeting with City Council on November 13th

11. ADJOURNMENT OF MEETING

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

Aye:	5 -	Blake Axen; Jennifer Thompson; Michael Mainer; Michael Bennett and Patrick Moses
Nay:	0	
Absent:	2 -	Brandon Shaw and David Goodwin
Abstain:	0	

With no further business, Chair Mainer adjourned the meeting at 7:59 p.m.

_____
Michael Mainer, Chair

_____
Clarissa Carrasco, Administrative Assistant II

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STAFF REPORT

File Number: 23-5656

Agenda Date: 11/6/2023 **Version:** 2 **Status:** Public Hearing

In Control: Planning and Zoning Commission **File Type:** Ordinance Amendment

Agenda Number:

Title

Public Hearing to Consider Proposed Amendments to Chapter 155 of the Mansfield Code of Ordinance, “Zoning”, to Create a New Section 155.057, “Neighborhood Design Standards” and Related Development Regulations (OA#23-008)

Recommendation

On October 16, 2023, the Planning and Zoning Commission tabled this proposed text amendment to the Mansfield Zoning Ordinance, with a vote of 5-0-2 (with two absences) until the next meeting on November 6, 2023.

The Department of Planning and Development Services recommends that the Planning and Zoning Commission approve the text amendment as proposed and presented, subject to review by the City Attorney.

Description/History

This is a request to amend the provisions of Chapter 155, entitled “Zoning” of the City of Mansfield Code of Ordinances to introduce a parallel set of context based zoning standards --- Neighborhood Design Standards --- in a new Section 155.057. As proposed, the Neighborhood Design Standards would allow for more compact, mixed-use, and traditional forms of urbanism to occur and flourish within the OP, Office Park District; the C-1, Neighborhood Business District; the C-2, Community Business District; and the C-3, Commercial-Manufacturing District by-right.

Recent amendments to State Law concerning non-conforming uses and structures --- and the implications from those amendments on the fiscal health and sustainability of Mansfield --- prompted the Department of Planning and Development Services to think creatively and innovatively about amendments to support complete neighborhoods.

As such, the Neighborhood Design Standards are intended to provide a parallel option for owners and developers to design and build in a more traditional way. Further, the Neighborhood Design Standards builds on the growing momentum from Mansfield 2040 Plan and the pivot in direction for development and redevelopment that grow the tax base, elevates the quality of life, and affirms Mansfield as a model and premier community within the region for growth and prosperity.

The provisions --- as proposed --- promote the following:

- The ability to apply the provisions of this proposed Section 155.057 as a matter of right;
- The ability deviate from certain standards related to maximum travel lane widths of thoroughfares, the maximum building area, the minimum and maximum building height, and the requirement that all proposals on two (2) or more acres of land allocate at least 50 percent of the total building area to commercial use;
- Introducing residential options in the forms of accessory dwelling units, flats (only to be permitted as an accessory use to a mixed-use building with commercial uses on the first story), manor houses, and row houses;
- Introducting dooryard, stoop, shopfront, and gallery building frontages to properties developing under its provisions to activate the public realm;
- Encouraging neighborhood-oriented uses that are compatible and complementary to each other;
- Requiring buildings to be a minimum of two (2) stories and a maximum of four (4) stories in height;
- Limiting building footprints to a maximum of 10,000 square feet, with the exception of grocery stores which may be a maximum of 45,000 square feet; and
- Architectural and urban design considerations that are derived from the D, Downtown District and the S, South Mansfield Form-based Development District.

These standards are intended to expedite the development review and approval process while providing an innovative and well-informed set of standards that address existing deficiencies and missed opportunities within the existing Mansfield Zoning Ordinance and offering owners and developers the potential to build mixed-use --- complete neighborhoods --- as a matter of right.

Finally, based on additional direction and guidance provided by the Planning and Zoning Commission, the proposed regulations also support activated rooftops (i.e., food service establishments), activated outdoor seating and dining areas, and considerable reductions in required parking by providing a maximum number of parking spaces that may be provided and the ability to leverage a parking study commissioned by the owner or the developer to provide a parking study for additional parking considerations.

Prepared By
Jordon Drumgoole
Planning and Development Services Analyst
817-276-4229

Attachments
Exhibit A

EXHIBIT "A"

SECTION 155.057. – NEIGHBORHOOD DESIGN STANDARDS.

DIVISION 155.057. (A). - PURPOSE. The primary purpose of this Section is to enable and to encourage the intentional coordination, placement, orientation, and design of buildings to produce a neighborhood fabric with well-defined street edges with continuous building walls, articulated building façades, architectural features that create visual interest, and an attractive pedestrian environment. It is further the purpose of this Section to enable and to encourage compact, mixed-use, and pedestrian-oriented development so that the ordinary activities of daily living may occur within walking distance of most dwellings, creating sustainable and complete neighborhoods.

DIVISION 155.057. (B). - APPLICABILITY. The provisions set forth in this Section modify the conventional rules and regulations for the development or the redevelopment of private lots within the OP, C-1, C-2, and C-3 Zoning Districts, and advocate for the development and the modification of buildings and for other

elements of the built environment within the private lot and produce mixed-use and walkable spaces. The provisions of this Section are available to owners and developers of private lots within the OP, C-1, C-2, and C-3 Zoning Districts as a matter of right; and owners and developers may opt to utilize the provisions that are contained herein or to utilize the existing underlying zoning. Except where it may be in conflict, existing planned developments (i.e., PD, Planned Development Districts) may voluntarily comply with the provisions contained herein.

1. The provisions of this Section are activated by "shall" or "are" when required, and "may" when optional.
2. The provisions of this Section shall take precedence if the property owner or the developer opts to utilize the provisions of this Section, when in conflict with other Sections of the Zoning Ordinance.
3. The provisions of this Section shall not take precedence if property owners or developers opt to utilize the existing underlying zoning.
4. The existing provisions of the Zoning Ordinance and the Mansfield Code of Ordinances shall continue to be applicable to all issues not

covered by this Section for the existing underlying zoning (e.g., OP, C-1, C-2, and C-3), except where those provisions are in conflict with the provisions contained herein.

5. The provisions of this Section, when in conflict with illustrations or diagrams, shall take precedence.

DIVISION 155.057. (C). - EXISTING CONDITIONS.

1. Where buildings exist on adjacent lots, the Director of Planning may require that a proposed building or buildings match the setbacks of adjacent buildings rather than the provisions of this Section.

   a. Buildings shall be restricted to a maximum building height of 2 stories when abutting a lot or a parcel of land within the PR, A, SF, and 2F Zoning Districts.

2. The adaptive reuse of a building shall not be required to comply with the minimum building height established in Division 155.057 (K).

3. The restoration or the modification of a building does not require the provision of parking in addition to the existing, if there are less than 6 new spaces that are required.

DIVISION 155.057. (D). - DEVIATION. An owner or a developer may deviate from the following standards in this Section, only, and are subject to compliance with the other provisions of this Section. Deviations shall be granted only by the City Council and all requests heard by the City Council shall be heard as per the rules set forth for consideration of other business agenda items. A public hearing is not required.

1. The maximum travel lane width of a thoroughfare.
2. The maximum building area.
3. The minimum building height.
4. The maximum building height.
5. The requirement that all development and redevelopment proposals on properties greater than 2 acres in size allocate at least 50 percent of the total building area to commercial use.

DIVISION 155.057. (E). - VARIANCE. An owner or a developer may request a variance in accordance with the standards and procedures set forth in Section 155.113.

DIVISION 155.057. (F). - DESIGN FOR TENANT FLEXIBILITY. The design of the first story and second story commercial spaces shall anticipate restaurant requirements. Accommodations for restaurant venting and sewage utilities such as grease traps and interceptors shall be purposefully designed into the building. Such designs shall anticipate potential commercial power and gas load needs for existing and future tenants. In addition, buildings shall provide maximum clear space between interior columns for first story retail and activity spaces. Designs for tenant flexibility shall be included construction documents that are required for building plan review.

DIVISION 155.057. (G). - INSTRUCTIONS FOR SITE PLAN SUBMITTALS. This Division 155.057 (G) sets forth the standards applicable to the development and to the modification of buildings and other elements of the built environment within private lots. All site plans required by this Division 155.057 (G) are subject

to administrative review and approval by the Director of Planning. All site plans submitted for review and approval shall demonstrate compliance with:

1. Thoroughfare standards, if applicable.
2. Lot standards.
3. Building orientation.
4. Building setbacks.
5. Building height.
6. Building frontages.
7. Building area.
8. Building use.
9. Parking standards.
10. Landscaping.
11. Signage standards.
12. Architecture.
13. Civic space.
14. Additional regulations, if applicable.

DIVISION 155.057. (H). - THOROUGHFARE STANDARDS. Modification of an existing thoroughfare and the assemblies of new thoroughfares shall meet the following standards, unless otherwise mandated by standards established by the Texas Department of Transportation (TxDOT), the Department of Public Works, or the Department of Engineering Services:

1. GENERAL.

   a. For the purpose of this Section, all those thoroughfares shown as "ARTERIAL" in the Master Thoroughfare Plan are classified and designated as A-Thoroughfares.

   b. For the purpose of this Section, all those thoroughfares shown as "COLLECTOR" or "LOCAL" in the Master Thoroughfare Plan are classified and designated as B-Thoroughfares.

   c. All thoroughfares shall be paved in asphalt, cobble, concrete, stone, or other similar material subject to review and approval by the Director of Engineering Services.

i. Parking lanes on public thoroughfares shall be paved in a material that differs from the thoroughfare pavement material, subject to review and approval by the Director of Planning.

d. All thoroughfares shall have a maximum travel lane width of 11 feet.

e. All thoroughfares shall require sidewalks.

2. SPECIFIC TO A-THOROUGHFARES.

a. All sidewalks shall be a minimum of 12 feet in width.

b. All sidewalks shall provide tree wells that are 5 feet by 10 feet in dimension, unless otherwise reviewed and approved by the Director of Planning, and:

i. Trees shall be planted at 30 feet on center, average.

ii. Trees shall be appropriately planted and spaced in order to accommodate public lighting.

3. SPECIFIC TO B-THOROUGHFARES.

a. All sidewalks shall be separated from travel lanes by a planter a minimum of 6 feet in width and with trees.

i. Trees shall be planted at 30 feet on center, average.

b. All sidewalks shall be a minimum of 6 feet in width.

4. SPECIFIC TO REAR ALLEYS.

a. All garages for the allowable residential uses shall be accessed by rear alleys with a minimum pavement width of 14 feet and an access easement a minimum of 20 feet in width.

b. All rear alleys for the other allowable uses may be accessed by rear alleys with a minimum pavement width of 20 feet and an access easement a minimum of 24 feet.

5. PUBLIC LIGHTING.

a. Public lighting shall be approved by the Director of Planning.

6. UTILITIES.

a. All utilities shall be placed underground and within the public right-of-way, including roadway lanes and sidewalks.

7. OUTDOOR DISPLAY OF MERCHANDISE AND OUTDOOR SEATING AND SERVING. First story commercial uses may utilize the building frontage, the adjacent sidewalk, or a combination of both for outdoor display of merchandise, for outdoor seating, for outdoor serving, and for other business-related activities provided that a minimum 6-foot contiguous path for pedestrians be maintained.

   a. Outdoor display of merchandise shall not be left outdoors past business hours.

   b. Outdoor seating and outdoor serving areas shall be separated from all thoroughfares, sidewalks, and pedestrian paths using wrought-iron railings, metal fencing, planters, landscaping, or any combination thereof.

DIVISION 155.057. (I). - LOT STANDARDS.

1. There are no minimum lot widths.

2. There is no minimum lot size.

3. Lot coverage shall not exceed 80 percent.

4. All platted lots shall front on a thoroughfare or a civic space (i.e., the front lot line).

DIVISION 155.057. (J). - BUILDING ORIENTATION.

1. All principal buildings shall be oriented to be parallel to the front lot line or a tangent to a curved front lot line.

2. All principal buildings shall have their principal pedestrian entrance along a thoroughfare or a civic space with the exception of entrances off of a courtyard, that are visible from public rights-of-way.

3. All principal buildings with residential uses at grade shall be raised above the level of the sidewalk by a minimum of 2 feet, as measured from the average sidewalk elevation.

DIVISION 155.057. (K). - BUILDING SETBACKS. All buildings shall be set back from the boundaries according to the following:

1. FRONT BUILDING SETBACKS FOR PRINCIPAL BUILDINGS:

   a. 0 feet minimum.

   b. 20 feet maximum.

2. ADDITIONAL FRONT BUILDING SETBACK CONSIDERATIONS.

   a. Corner lots shall designate the front lot line (i.e., front building setback) along the thoroughfare having the greater pedestrian importance.

3. SIDE BUILDING SETBACKS FOR PRINCIPAL BUILDINGS:

   a. 0 feet minimum or 5 feet minimum.

4. REAR BUILDING SETBACK FOR PRINCIPAL BUILDINGS:

   a. 0 feet minimum.

5. OUTBUILDING SETBACKS.

   a. The side setback for all outbuildings shall be 5 feet minimum.

   b. The rear setback for outbuilding shall be a minimum of 15 feet measured from the centerline of the rear alley. In the absence of a rear alley, the rear setback shall be 5 feet minimum from the rear lot line.

6. BUILDING SETBACK CONSIDERATIONS FOR UTILITIES. Maximum building setbacks may be increased up to 50 percent by-right for all owners and developers as consideration for utilities.

   a. Utility easements along the front, the rear, or the side lot lines may require additional front, rear, and side setbacks, and may cause buildings to exceed maximum building setbacks.

   b. Utility services may require easements at the front, the rear, or the side lot lines for meters, pedestals, and other equipment requirements.

   c. Utility services provided from the rear may require additional rear alley setbacks.

DIVISION 155.057. (L). - BUILDING HEIGHT. Building height is measured as follows:

1. GENERAL.

   a. Stories are measured from finished floor to finished ceiling.

   b. First stories shall not exceed 18 feet in height.

c. Second stories and above shall not exceed 14 feet in height.

d. First story residential uses shall have a minimum story height of 10 feet.

e. All other first story uses shall have a minimum story height of 11 feet.

f. Building height measurement shall not include the following:

i. attics;

ii. belfries;

iii. chimneys;

iv. clock towers;

v. elevator bulkheads;

vi. stair housings;

vii. vents; AND

viii. other uninhabited accessory elements.

2. PRINCIPAL BUILDINGS.

a. The minimum building height shall be 2 stories.

b. The maximum building height shall be 4 stories.

3. OUTBUILDINGS.

a. The maximum building height shall be 2 stories.

4. ROW HOUSES.

a. The minimum building height shall be 3 stories.

DIVISION 155.057. (M). - BUILDING FRONTAGES.

1. GENERAL.

a. The front building setback shall contain the building frontage; and corner lots at the intersections of 2 A-Thoroughfares shall contain one (1) building frontage in the front building setback and one (1) in the side building setback.

b. Loading docks and service areas are not permitted in building frontages.

c. Balconies and bay windows may encroach into front building setbacks up to 100 percent of its depth.

d. Fences and walls may be located along front lot lines at stoop building frontages. Fences and walls at front lot lines shall be limited to a maximum height of 4 feet.

e. A dooryard building frontage or a stoop building frontage shall be required for all row houses.

f. A shopfront building frontage shall be required at a minimum for all first story commercial uses.

i. Bed and breakfasts are exempt from this requirement.

2. DOORYARDS.

a. Dooryards may encroach into the front building setback up to 100 percent of its depth.

b. Dooryards shall be no less than 10 feet deep.

c. Dooryards may be raised from average sidewalk grade.

d. Dooryards shall be enclosed on 3 sides by a fence constructed of metal or wood or a wall made of brick or stone and 4 feet in

height. Openings in the fence or wall shall be no larger than is necessary to allow pedestrian access.

3. STOOPS.

a. Stoops may encroach into the front building setback up to 100 percent of its depth.

b. Stoops shall be no less than 5 feet deep, excluding the exterior stairs.

c. Stoops shall be no less than 5 feet wide, including the landing at the dwelling entrance.

d. Stoops may be recessed into the volume of the building where the front setback is less than 5 feet.

4. SHOPFRONTS.

a. Shopfronts shall be glazed in glass for no less than 70 percent of the first story building façade area that is between 2 and 12 feet above average sidewalk elevation.

b. Shopfronts that are freestanding and not combined with other building frontages may include awnings.

c. Awnings may encroach into the public rights-of-way to within 2 feet of the curb.

i. All awnings shall extend at least 6 feet from the building façade and into the front building setback.

ii. All awnings shall have a minimum of 8 feet of clearance above finished grade.

5. GALLERIES.

a. Galleries may encroach into the public rights-of-way to within 2 feet of the curb.

b. Galleries shall provide a minimum vertical clearance of 10 feet and project horizontally from the facade a minimum of 10 feet.

c. Public planting and / or public lighting may be omitted where galleries encroach into the public rights-of-way.

d. A gallery may be combined with a shopfront building frontage, and include all components of a shopfront.

e. A gallery may be supported by posts of metal or wrought iron.

DIVISION 155.057. (N). - BUILDING AREA.

1. The total floor area of a dwelling unit shall comply with all applicable regulations and restrictions as found in Section 155.055 (E).

2. The total floor area of a single building or a single tenant space shall not exceed 10,000 square feet, except as provided below.

3. The total floor area of a grocery store shall not exceed 45,000 square feet.

DIVISION 155.057. (O). - BUILDING USE.

1. GENERAL.

a. Buildings and their lots are limited to uses provided below.

b. Buildings and their lots may have more than one (1) use.

c. Permitted residential uses other than accessory dwelling units and flats shall be limited to the second story and above.

d. Permitted commercial uses other than lodging and office shall be limited to the first story except as provided below.

i. Food service establishments are permitted on the upper stories.

e. The applicable regulations and restrictions for those allowable uses as found in Section 155.099 shall apply.

2. ALLOWABLE USES.

a. Art gallery.

b. Bank.

c. [RESERVED].

d. Barber.

e. Day spa.

f. Dry cleaner.

g. Live-work.

h. Mail center.

i. Manor house (provided manor house dwellings are not allowed within 660 feet of an intersection of 2 A-Thoroughfares, or an intersection of A-Thoroughfares and B-Thoroughfares).

j. Meeting hall.

k. Mixed-use building.

l. Mobile food vendor park.

m. Office building.

n. Open-air farmers market.

o. Photography studio.

p. Post office.

q. Retail building, provided that the building area made available for the sale of merchandise and food service is further limited to:

i. an arts and crafts store;

ii. a bakery;

iii. a book store;

iv. a café;

v. a coffee house;

vi. a corner market;

vii. a cosmetics store;

viii. a dairy goods store;

ix. an eyewear shop;

x. a fashion store;

xi. a food hall;

xii. a gift store;

xiii. a grocery;

xiv. a hardware store;

xv. a home décor store;

xvi. an ice cream parlor;

xvii. an office supplies store;

xviii. a pet store;

xix. a pet supplies store;

xx. a pharmacy; AND

xxi. a restaurant.

r. Row house (provided that row house dwellings are not allowed within 660 feet of any intersection of 2 A-Thoroughfares or an intersection of A-Thoroughfares and B-Thoroughfares).

s. Salon.

t. Veterinary clinic (no outdoor kennels).

3. ADDITIONAL ALLOWABLE USES. The following accessory buildings and accessory uses are additionally allowed:

a. Accessory dwelling unit (provided that the accessory dwelling unit is located toward the rear of the same lot as a row house dwelling, and that the accessory dwelling unit is constructed in accordance with the applicable regulations and restrictions contained in Section 155.099).

b. Flat (provided that flat dwellings are only allowed on the upper stories of a mixed-use building).

c. Home occupation.

d. Liner building.

e. Outbuilding.

4. SPECIFIC USE PERMITS. Consideration for all specific use permits shall be in accordance with the standards and procedures set forth in Section 155.080. The following uses require review and approval of a specific use permit:

a. Bed and breakfast (up to 6 rooms).

b. Childcare center.

c. Drive-through facility.

i. Drive-through facilities shall not be located between any building façade and a thoroughfare or a civic space.

d. Temporary concrete batch plant.

5. ADDITIONAL USE RESTRICTIONS.

a. Accessory dwelling unit.

i. The total number of accessory dwelling units allowed on each lot is restricted to one (1).

b. Bed and breakfast.

i. The number of bedrooms made available for each lot for lodging is further limited by the parking requirement of 1.0 assigned parking spaces for each bedroom, up to 6, in addition to the parking requirement for the dwelling.

ii. The lodging must be owner-occupied.

iii. Food service may only be provided in the morning.

iv. The maximum length of stay shall not exceed 14 days.

c. Live-work.

i. The building area available for commercial use is limited to the first story.

ii. The business owner shall reside at the property.

iii. The parking requirements shall be determined by use.

d. Retail building.

i. The building area made available for retail use is limited to the first story. A food service establishment is allowed on the upper stories.

6. PROHIBITED USES. Those uses not listed as permitted uses in this Division 155.057 (O) and those uses not listed as requiring approval of a specific use permit in this Division 155.057 (O) are not allowed. The following uses are additionally not allowed:

a. Adult-themed establishment.

b. Medical clinic (including urgent care).

DIVISION 155.057. (P). - PARKING STANDARDS. Unless otherwise noted below, all provisions of Section 155.091 shall apply to those properties developed and redeveloped in accordance with this Section.

1. GENERAL.

a. Parking provided shall include the actual parking spaces that are provided within the private lot and along the parking lane corresponding to the private lot.

b. Parking provided may include a private parking lot within 800 feet of the private lot.

c. The following shall be exempted from parking requirements:

i. all liner buildings less than 30 feet in depth and no more than 2 stories in height; AND

ii. all retail tenant spaces that are under 1,500 square feet of total building area.

2. MAXIMUM PARKING. Minimum parking is not required; maximum parking shall be as provided below. Maximum parking shall include the actual parking spaces provided within the private lot and along the parking lane (i.e., on-street parking) corresponding to the private lot.

a. Residential: 2.0 assigned parking spaces per dwelling unit.

b. Lodging: 1.0 assigned parking spaces per bedroom.

c. Office: 4.0 assigned parking spaces per 1,000 square feet.

d. Retail: 10.0 assigned parking spaces per 1,000 square feet.

e. All other uses: 4.0 assigned parking spaces per 1,000 square feet.

3. PARKING ACCESS.

a. Parking shall be accessed by rear alleys where available.

b. Garages shall be accessed by driveways from the rear alley.

c. Vehicular entrances to parking lots shall be no wider than 24 feet at the front lot line.

4. PARKING LOCATION.

a. Carports and garages shall be located at the rear of the lot.

b. Parking lots shall be oriented to the rear or the side of the lot.

5. PHYSICAL REQUIREMENTS.

a. Parking lots shall be visually screened from thoroughfares and civic spaces by a liner building or hedges between 3 and 4 feet in height and with openings no larger than necessary to allow for automobile and pedestrian access.

b. Parking lots are not allowed between any building façade and a thoroughfare or a civic space.

c. Parking lots shall be paved in asphalt, brick, cobble, concrete, or stone.

d. A minimum of one (1) bicycle rack shall be provided within the private lot for every 20 vehicular parking spaces.

6. PARKING STUDY.

a. Owners and developers of any project may elect to commission a parking study, providing evidence of parking requirements that are above or below the standards of this Section.

DIVISION 155.057. (Q). - LANDSCAPING. Unless otherwise noted below, all provisions of Section 155.092 shall apply to those properties developed and redeveloped in accordance with this Section:

1. GENERAL.

a. All landscape in the building frontage and the private lot shall consist of non-invasive species.

b. All residential building frontages shall have one (1) pedestrian path no wider than 5 feet that provides access to the principal pedestrian entrance.

i. Pedestrian paths may be paved in pervious materials.

c. Stormwater ponds and stormwater facilities are not allowed in the building frontage.

2. DOORYARDS.

a. Trees and shrubs are required in the building frontage, if the frontage is paved.

b. Trees and / or shrubs are required in the building frontage, if the frontage is landscaped.

3. SHOPFRONTS AND GALLERIES.

a. Trees and shrubs are not required in the building frontage.

DIVISION 155.057. (R). - SIGNAGE STANDARDS. Unless otherwise noted below, all provisions of Section 155.090 shall apply to those properties developed and redeveloped in accordance with this Section.

1. ADDITIONAL PERMITTED SIGNS. The following additional signs are permitted for first story commercial uses:

   a. Awnings may include signage in the form of text along the flap, no taller than 6 inches and text or graphics on the top, printed or applied to the awning material.

   b. One (1) A-frame sign may be placed in front of each first story business not to exceed 6 square feet.

      i. A-frame signs are not allowed to be placed within 3 feet of a thoroughfare curb.

2. PROHIBITED SIGNS. The following signs are not allowed:

   a. Any sign placed within the public rights-of-way, except for an A-frame sign.

DIVISION 155.057. (S). - ARCHITECTURE.

1. GENERAL.

   a. The maximum length of a building façade for a single building or a single tenant space shall not exceed 100 feet.

b. The exterior finish material on all building façades or a project shall be consistent around the project.

c. The exterior finish material on all building façades or a project shall not exceed 3, excluding balconies, bay windows, and any other building façade decorations.

2. BUILDING WALLS.

a. The heavier of the wall materials shall only be below the lighter (e.g., stone below brick; brick below stucco; and stucco below cementitious fiber board or wood and metal). The transition in wall material shall run horizontally across the entire length of the building façade, except as provided below:

i. Building façade attachments may differ in material from the building volume, with the attachment being a lighter material with the exception of chimneys, which shall be a heavier material.

b. All exposed exterior wood shall be painted or stained.

3. ROOFS.

a. Principal roofs, where sloped, shall be a symmetrical gable or a symmetrical hip angled no less than 6:12, and shall be clad in asphalt shingle, slate, or terra cotta tile.

i. Synthetic materials are also allowed provided they have the appearance of the materials noted above.

b. Principal roofs, where low-slope (i.e., flat), shall be surrounded by a horizontal parapet wall no less than 42 inches high where the roof deck meets the parapet wall.

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

4. OPENINGS.

a. Openings for doors and windows shall be rectangular and with a rectangular orientation and proportion, except for shopfront display windows and transom windows.

b. Openings for doors and windows shall be recessed a minimum of 3 inches in building façades with exterior finish material of

brick, stone, and stucco along thoroughfares and civic spaces; flush-mounted windows are not allowed along thoroughfares and civic spaces.

c. Openings for doors and windows shall be evenly spaced along building façades along thoroughfares and civic spaces in order to create a harmonious architectural composition.

i. All row house building façades at the front lot line shall provide openings for doors and windows for no less than 15 percent and for no more than 35 percent of the total building wall area.

d. Openings for doors and windows above the first story fronting a thoroughfare or a civic space shall generally align with those on the first story below.

e. Openings for doors and windows above the first story fronting a thoroughfare or a civic space shall not exceed 50 percent of

the total building façade area, with each such building façade being calculated independently.

f. Doors and windows that operate as sliders shall be prohibited along building façades fronting a thoroughfare, a civic space, or a cross-block passage. Doors and windows that operate as sliders at shopfronts for grocery stores only, may be approved by the Director of Planning for grocery stores.

g. Door and window header heights shall be consistent along the building façade at the front lot line.

h. Bay windows shall extend to the floor inside and to the ground outside, or be supported by visible brackets.

i. All shutters shall be operable, and useable along the building façades fronting a thoroughfare or a civic space.

i. If non-operable, then the shutters shall be of proportion that is identical to an operable shutter for the window.

5. ATTACHMENTS.

a. Stoops, including their exterior stairs and their landings, shall be of brick, cast stone, or stone and shall match the materials and the colors of the adjacent building façade.

b. Balconies that encroach beyond a building façade at the front line, shall be structurally supported by brackets that are of an appropriate scale and size.

c. Flues may be black painted or galvanized.

d. Chimneys, where visible, shall be brick, cast stone, or stone.

e. Chimneys shall extend to finished grade and have a projecting cap on top.

6. FENCES AND WALLS.

a. Fences and walls for front lot lines:

i. Fences shall be made of metal or wood; and fences may have brick or stone bases and columns.

ii. Walls shall be made of brick or stone.

b. Fences and walls in accordance with all the provisions existing in Section 155.094 may be provided along the rear lot line and the side lot lines.

c. Gates on front lot line fences and walls shall be made of metal or wood.

7. SPECIFIC TO SHOPFRONTS. Shopfronts shall be designed with the following elements:

a. Shopfronts shall be distinguished from the upper stories with an identifiable break or a distinguishing expression line. This may include cornices, encroachments, and changes in glazing or exterior finish materials.

b. Shopfronts may be built of brick, concrete siding, stone, wood or custom metal work or steel frame.

c. Shopfronts shall have entry doors a minimum of eight (8) feet in height.

d. Shopfronts shall have a minimum 18-inch-high masonry kick plate or masonry bulkhead (e.g., brick, cast stone, stone, and stucco) along all thoroughfares and civic spaces.

e. Shopfront kick plates or bulkheads shall not exceed 36 inches above the adjacent sidewalk.

f. All kick plates and bulkheads shall be designed as an integral component of the overall shopfront.

g. Shopfronts shall have display windows that are a minimum of 70 percent glass of the total building façade area as measured between 2 and 12 feet above average sidewalk elevation, which may include the glass area of the entry door or doors.

h. Shopfronts shall have transom windows, that are between the shopfront display windows and the signage band, meeting the following standards:

i. transom windows shall be at least 2 feet in height;

ii. transom windows shall have dividing muntins; AND

iii. transom windows shall be free of signage.

i. Shopfronts shall not have any windows with tint greater than 10 percent, or colored, mirrored, or reflective glass.

j. Where appropriate, sliding or folding doors or roll-up windows that allow the activity of the business to open adjacent to, and onto the sidewalk, may be installed for restaurants and other food services and may replace shopfront display windows and bulkheads or kick plates.

8. SPECIFIC TO ROW HOUSES.

a. All row houses shall have special detailing in order to enhance the distinctiveness of each unit. This may include changes in color, material, height, stoops, and railings.

9. SPECIFIC TO OUTBUILDINGS. Outbuildings shall be designed and constructed as follows:

a. All outbuildings shall match the wall and roof style, the colors, and the materials of the principal building.

DIVISION 155.057. (T). - SCREENING STANDARDS.

1. Roof top mechanical equipment shall be fully screened from all sides by either an opaque screen enclosure or, by building parapets, both of which shall be a minimum of 12 inches greater in height than the roof top equipment.

2. Ground mounted equipment shall not be installed within 200 feet of any thoroughfare intersections. Where practicable, ground mounted equipment should be oriented to the rear or the side of lots. Ground mounted equipment located along a building frontage area shall be screened by either a screening structure or by landscaping, either of which shall be equal to or greater than the height of the equipment.

    a. All landscaping shall be at least 3 feet in height at the time of planting.

3. Outdoor refuse / recycling collection receptacles shall not be located along any building frontage and shall be located towards the rear or the side of the lot. Outdoor refuse / recycling collection receptacles

shall be located off a rear alley where available. All outdoor refuse / recycling receptacles shall be visually screened on 3 sides by opaque walls made of brick, cast stone, or stone, and at least 6 feet in height. Access doors into the outdoor refuse / recycling receptacle shall be constructed of opaque metal that matches the height of the wall. All walls and access doors shall screen the outdoor receptacle from view on all sides. Lids are required on all outdoor receptacles that are not in a roofed enclosure.

4. Loading docks and service areas shall be visually screened, shall not be located along building frontages, and shall be located towards the rear of the lot.

   a. All developments and redevelopments with multiple buildings requiring loading docks and service areas shall be designed in a manner so that loading docks and service areas are located adjacent to each other in order to minimize visual impacts and noise impacts wherever possible.

DIVISION 155.057. (U). - CIVIC SPACE.

1. GENERAL.

a. All proposals for development and redevelopment shall assign at least 5 percent of the total lot area to civic space.

b. All proposals for development and redevelopment shall select a civic space type as provided below:

i. a cross-block passage;

ii. a courtyard;

iii. a park; OR

iv. a plaza.

c. Where any civic space abuts existing or planned pedestrian or bicycle trails, pedestrian and bicycle trails shall be continued through the civic space.

d. At least 50 percent of the trees provided shall be canopy shade trees.

e. All civic space shall include the minimum number of program elements, in addition to the requirement of canopy shade trees and outdoor seating, as specified in below.

i. a community garden;

ii. dog park;

iii. a formal garden;

iv. a meeting hall;

v. an open-air farmers market;

vi. an outdoor dining area;

vii. an outdoor food service area;

viii. an outdoor performance space for concerts;

ix. a playground; OR

x. a water feature.

2. SPECIFIC TO CROSS-BLOCK PASSAGES.

a. A cross-block passage shall be at least 12 feet in width.

b. A cross-block passage shall provide opportunistic landscaping and planting and outdoor seating and gathering places.

3. SPECIFIC TO COURTYARDS.

a. A courtyard shall be at least 0.25 acres in size.

4. SPECIFIC TO PARKS.

a. A park shall be at least 0.5 acres in size.

b. A park shall front a thoroughfare on at least one (1) side.

5. SPECIFIC TO PLAZAS.

a. A plaza shall be at least 0.625 acres in size.

b. A plaza shall front a thoroughfare on at least one (1) side.

DIVISION 155.057. (V). - ADDITIONAL REGULATIONS. For development and redevelopment proposals on properties that are greater than 2 acres in size, additional regulations shall be applied as follows:

1. THOROUGHFARES.

a. All thoroughfares shall terminate at other thoroughfares, and in intersections, forming a network.

i. Cul-de-sacs are not allowed.

b. All new B-Thoroughfares shall provide a maximum pavement width of 28 feet.

c. All thoroughfare networks shall define blocks, to be measured as the sum of all front lot lines, not exceeding 2000 feet.

2. BLOCKS.

a. Cross-block passages shall be a minimum of 12 feet wide, and they may be hardscaped or softscaped, and shall be well lit for security and comfort purposes.

3. CIVIC SPACE.

a. All proposals for development and redevelopment on multiple lots shall provide civic space within 800 feet of every principal building.

4. REQUIRED COMMERCIAL.

a. All proposals for development and redevelopment on multiple lots shall allocate at least 50 percent of the total floor area of a project to commercial use or commercial uses.

DIVISION 155.057. (W). - DEFINITIONS. This Division provides definitions for the terms in this Section that are technical in nature, or that otherwise may not reflect a common usage of the term. If a term is not defined in this Section, then the Director of Planning shall determine the correct definition.

A-FRAME SIGN: A portable sign not secured or attached to the ground or surface upon which it is located, typically constructed in such a manner as to form an "A" or tent-like shape, and primarily or exclusively intended to advertise to pedestrian traffic.

A-THOROUGHFARES: Cumulatively, those thoroughfares that by virtue of their pre-existing pedestrian-supportive qualities, or their future importance to pedestrian connectivity, are held to the highest standards prescribed by this Section. (SEE B-THOROUGHFARES).

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

AWNING: A fixed or a movable shading structure that is cantilevered or otherwise entirely supported from a building, that is used to protect outdoor spaces from the sun, the rain, and other natural conditions. Awnings are typically used to cover outdoor seating for restaurants and cafés.

B-THOROUGHFARES: cumulatively, those thoroughfares that by virtue of their use, their location, and their absence of pre-existing pedestrian-supportive qualities, may meet a standard lower than that of A-Thoroughfares. (SEE A-THOROUGHFARES).

BED AND BREAKFAST: An owner-occupied lodging establishment type, offering 1 to 6 bedrooms, permitted to serve breakfast in the mornings to guests.

BLADE SIGN: A type of sign made from rigid material mounted perpendicular to a building façade with one (1) side either attached or supported by a device extending from a building façade.

BLOCK: The aggregate of all private lots, civic spaces, cross-block passages, and rear alleys, as circumscribed by thoroughfares.

BUILDING FAÇADE: The exterior wall of a building.

BUILDING FRONTAGE: The area that is located between a building façade and the right-of-way, and inclusive of its built and its planted components.

BUILDING SETBACK: The area of a lot measured from any lot line to a building façade and is maintained clear of permanent structures with the exception of encroachments.

BY-RIGHT: Characterizing either a proposal or a component of a proposal that complies with the standards of this Section and is permitted and processed administratively without public hearing.

CIVIC SPACE: An outdoor area that is permanently dedicated for public use.

COMMERCIAL: The term collectively defining lodging, office, and retail use.

COMMUNITY GARDEN: A community garden is a single parcel of land gardened collectively by a group of people. Community gardens may have individual or shared plots on either private land or public land while producing fruit, vegetables, and / or plants that are grown for their attractive appearance.

CORNER MARKET: A retail building purpose-built to primarily sell food, either fresh or preserved. A corner market shall occupy no less than 2,000 square

feet of total floor area, and shall occupy no more than 5,000 square feet of total floor area. At least 50 percent of the total floor area of a corner market shall be exclusively dedicated to the sale of fresh produce and other similar goods and items for preparation and for consumption at another location. A corner market may or may not be disposed in proximity to a food service establishment or a mail center.

COURTYARD: A type of civic space that is designed and equipped for recreation with both natural surfaces and shaded areas and is used for both passive and active activities.

CROSS-BLOCK PASSAGE: A publicly accessible way providing access through a block that is restricted to pedestrian use and limited vehicular access.

DOORYARD BUILDING FRONTAGE: A type of building frontage with a shallow setback and a front garden or a patio, usually with a low wall or a hedge at the front lot line. (SEE FIGURE NO. 1).

DRIVEWAY: A vehicular lane within a lot, often leading to a garage.

ENCROACHMENT: Any structural element permitted to encroach into a building setback.

FLAT: A dwelling sharing a building and a lot with other units and uses.

FRONT BUILDING SETBACK: Is the distance from the front lot line to the point where a building may be constructed. This area must be maintained clear of permanent structures with the exception of encroachments.

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

GALLERY BUILDING FRONTAGE: A type of building frontage conventional for retail uses wherein the building façade is aligned close to the front lot line, with an attached cantilevered shed or a lightweight colonnade overlapping the sidewalk. (SEE FIGURE NO. 4).

GARAGE: A single story structure intended for housing a motor vehicle.

LINER BUILDING: A building that is specifically designed to mask a parking lot from the right-of-way.

LIVE-WORK: A mixed use building consisting of a commercial component and a residential component. The commercial component is restricted to the first

story. It is intended to be occupied by a business operator who lives in the same building that contains the commercial activity.

LOADING DOCK: An area in which goods and / or products are moved on and off a vehicle, including the stall or berth, apron, and maneuvering room.

LOT COVERAGE: The percentage of a lot that is covered by buildings and other roofed structures.

LOT LINE: The boundary that legally and that geometrically demarcates a lot.

MANOR HOUSE: A residential building that is designed similarly to a large house or a villa, but contains up to 6 multi-family dwelling disposed above and beside each other, and sharing a common entry. The total floor area for a multi-family dwelling shall occupy no more than 1,200 square feet.

MEETING HALL: A building available for gatherings, including conferences, and is associated with an important civic space.

MIXED-USE BUILDING: A building that is specifically designed for multiple uses on the same lot.

MOBILE FOOD VENDOR PARK: A site for permanent location of four (4) or more mobile food vehicles. Such sites shall include required infrastructure and public seating for all vehicles serving in the park.

OPEN-AIR FARMERS MARKET: An occasional or a periodic market that is held in an open area or in a structure where groups of individual sellers offer for sale to the public items such as fresh produce; fresh flowers; seasonal fruits; arts and crafts; and food and beverages, but excluding second-hand goods, that are dispensed from booths located on-site.

OUTBUILDING: An accessory building, that is usually located toward the rear of the same lot as a principal building and that is no greater than 800 square feet in area.

PARK: A type of civic space which may be a natural preserve, and that may also be maintained as public property.

PLANTER: A landscaped element of the public rights-of-way that accommodates street trees, whether continuous or individual.

PLAZA: A type of civic space that is designed for civic purposes and commercial activities and generally paved and spatially defined by building frontages.

PRINCIPAL BUILDING: The main building on a lot.

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

REAR ALLEY: An access easement, that is designated to be a secondary means of vehicular access to the rear or to the side of properties; a rear alley may connect to a vehicular driveway located to the rear of lots providing access to outbuildings, service areas, parking, and may contain utility easements.

RETAIL BUILDING: A building that is available for the sale of merchandise and food service.

ROW HOUSE: A single-family dwelling that shares a party wall with another of the same type and occupies the entire length of the front lot line.

SERVICE AREA: The portion of a property or building dedicated to service in the form of shipping and receiving, trash and recycling collection and storage, housing of mechanical equipment and outdoor storage areas.

SHOPFRONT BUILDING FRONTAGE: A type of first story building frontage that is most conventional for office uses and retail uses with substantial glazing (and an awning may or may not be provided) wherein the building façade is aligned close to the front lot line, with the building entrance at sidewalk grade. (SEE FIGURE NO. 3).

STOOP BUILDING FRONTAGE: A type of building frontage in which 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 landing at the entrance. (SEE FIGURE NO. 2).

STORY: A habitable level within a building, excluding an attic.

VETERINARY CLINIC: A clinic which is either maintained by or for the use of a licensed veterinarian in the diagnosis, the treatment, or the prevention of animal diseases.

DIAGRAM NO. 1.

An example of a dooryard building frontage.

DIAGRAM NO. 2.

An example of a stoop building frontage.

DIAGRAM NO. 3.

An example of a shopfront building frontage

FIGURE NO. 4.

An example of a gallery building frontage.

FIGURE NO. 5.

An example of an outdoor and serving area.

FIGURE NO. 6.

An example of a roll-up door and outdoor seating and outdoor serving.

FIGURE NO. 7.

An example of a cross-block passage.

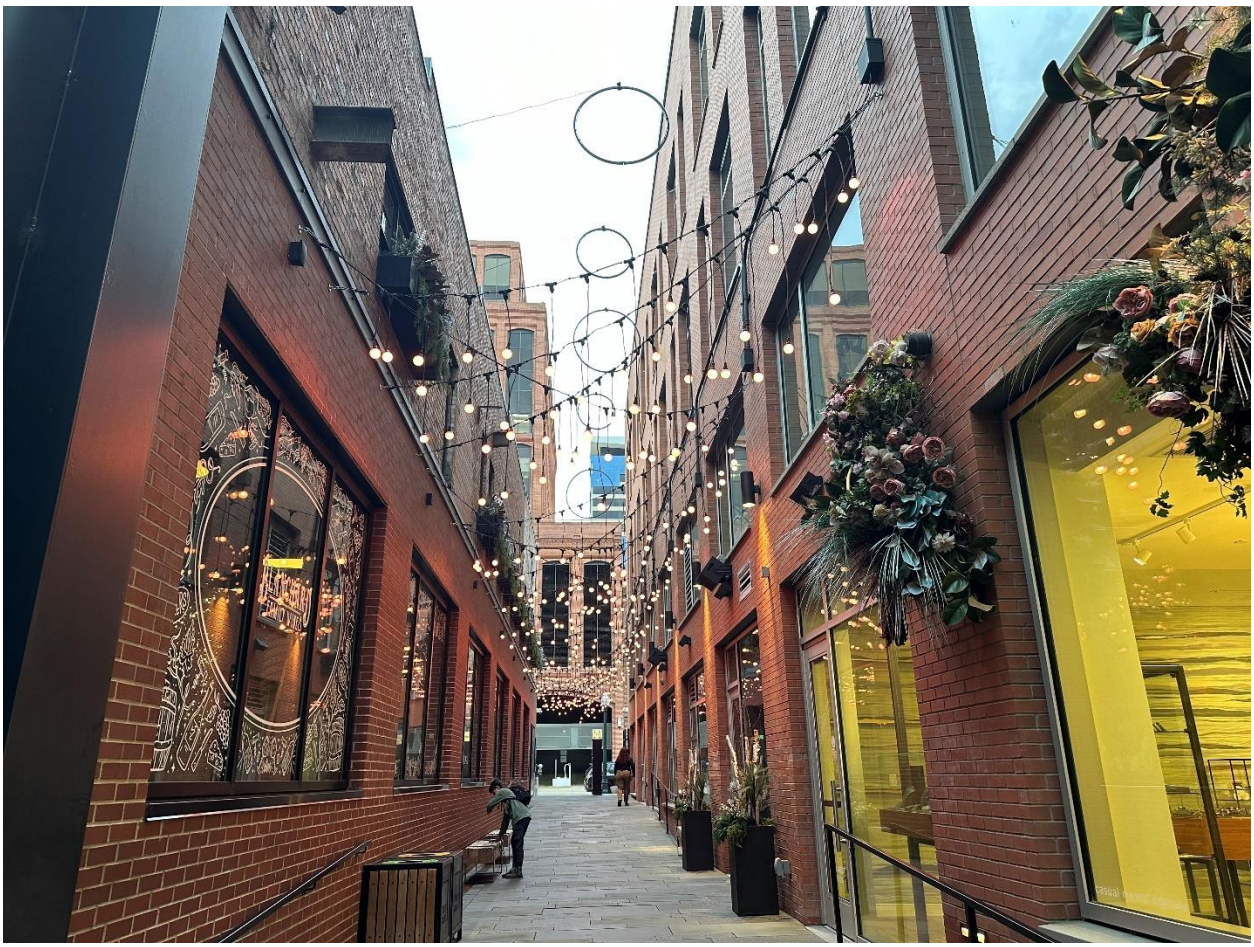

FIGURE NO. 8.

An example of a manor house.

FIGURE NO. 9.

An example of building scale and architectural detailing.

FIGURE NO. 10.

An example of building scale and architectural detailing and streetscape design.

CITY OF MANSFIELD

1200 E. Broad St.
Mansfield, TX 76063
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STAFF REPORT

File Number: 23-5688

Agenda Date: 11/6/2023 **Version:** 1 **Status:** Public Hearing

In Control: Planning and Zoning Commission **File Type:** Zoning Case

Agenda Number:

Title

Public Hearing on a Change of Zoning from PR, Pre-Development District and C-2, Community Business District to S, South Mansfield Form Based Development District on Approximately 70.897 Acres in the B. Howard Survey, Abstract No. 513, City of Mansfield, Ellis Co, TX, Generally Located on the Northwest Corner of U.S. Highway 287 and St. Paul Road, on Property Addressed at 3571 St. Paul Road; Hanover Property Co., Applicant (ZC#23-022)

Recommendation

The Department of Planning and Development Services recommends approval.

Description/History

Existing Use: Vacant, residential and agricultural
Existing Zoning: PR, Pre-Development District and C-2, Community Business District
Land Use Plan: Sub-Area 4

Surrounding Land Use & Zoning:
North - Vacant and gas station, PD, Planned Development District
South - Vacant and agricultural, Johnson County Extraterritorial Jurisdiction
East - Vacant and residential, Grand Prairie
West - Drainage ponds for Somerset Addition, C-2, Community Business District

Thoroughfare Plan Specification:
U.S. Highway 360 - Freeway
St. Paul Road - Three-lane undivided minor collector
Barrington Way - Three-lane undivided minor collector

Synopsis

The applicant is requesting to rezone the property from PR, Pre-Development District and C-2, Community Business District to the S, South Mansfield Form-based Development District, on approximately 70.897 acres to accommodate a new mixed-use development along U.S. Highway 287.

Staff Analysis

The primary intent of the S, South Mansfield Form-based Development District, is to enable and to encourage a development pattern that is compact, mixed-use, walkable, and sustainable. To that end, the S, South Mansfield Form-based Development District is

structured using the principles and practices of the rural-to-urban transect that, as used in this zoning district, create predictable urbanism by regulating building form and design.

The subject property consists of 70.897 acres. As proposed, the property will be developed for multi-family residential, rowhouse, commercial uses and civic space. It is expected that the design of the site and the arrangement of buildings will create a mixed-use destination that is focused on distinct architecture and complementary amenities.

Because the property is greater than two (2) acres in area, a special land assemblage plan and a development agreement will be required. The special land assemblage plan ensures that the property is appropriately master-planned to produce a development that is pedestrian-oriented, mixed-use, and attractive and is approved administratively by the Department of Planning and Development Services. The development agreement must be approved by the City Council, and it will reinforce a pattern of development that is mixed-use and will achieve the community's vision for sustainable growth.

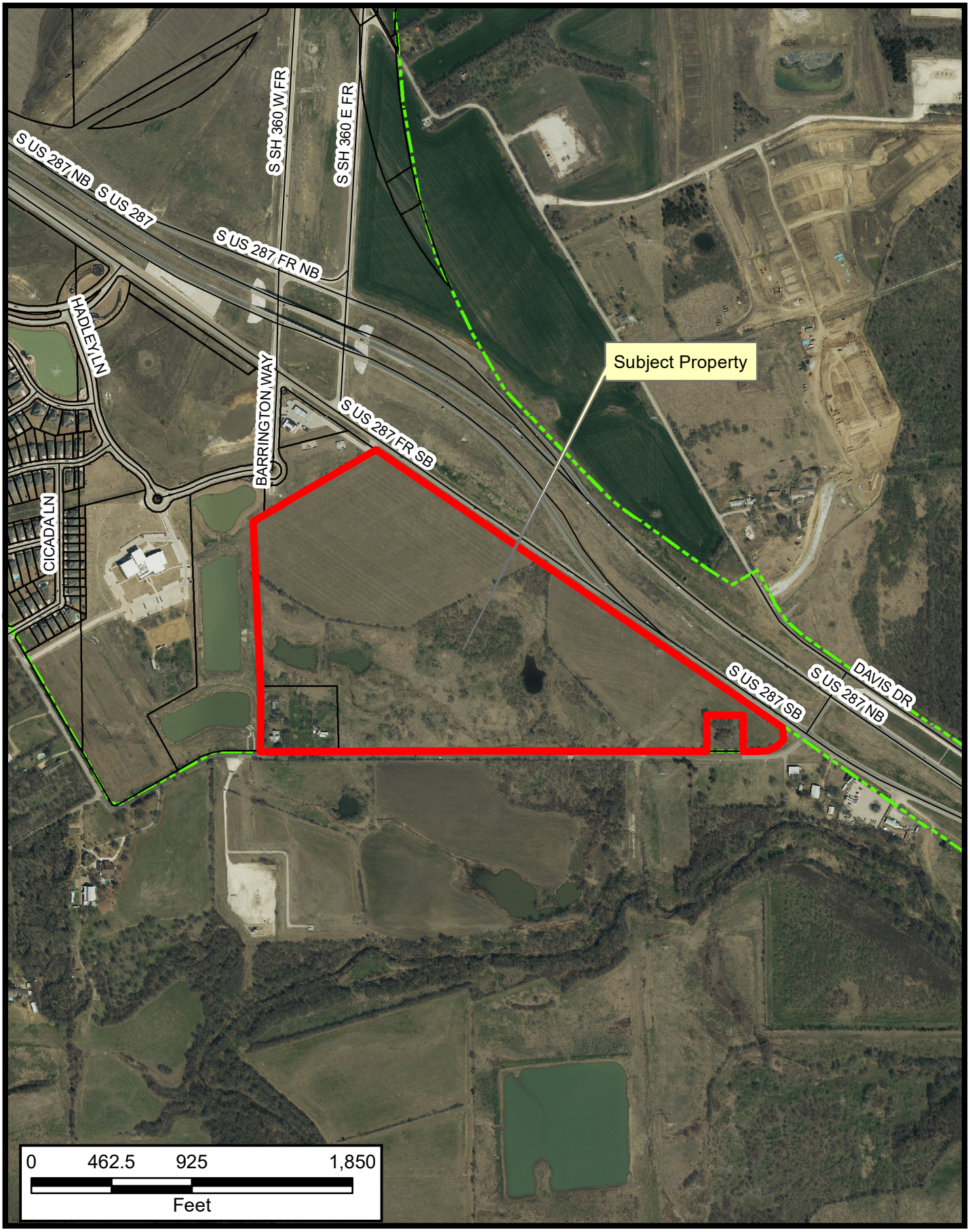
The S, South Mansfield Form-based Development District relies extensively on transect zones and special districts to establish the allowable uses and building design standards. The transect zone that directs this proposed development must be shown on the required special land assemblage plan.

New development on the property (and any future renovation or redevelopment) must comply with the urban design and landscaping standards of the S, South Mansfield Form-based Development District. These urban design and landscaping standards will inform the required submittal of a special land assemblage plan as well as site plans and building plans.

A site plan and building plan is required prior to plat approval or the issuance of a building permit, as provided for in Section 155.111 of the Mansfield Code of Ordinances.

Summary
The S, South Mansfield Form-based Development District provides a specific set of form-based development standards that enables and encourages a creative development that is mixed-use, connected, walkable and visually harmonious. The possible introduction of a range of residential options, neighborhood-oriented commercial and other related civic activities have the potential to create a dynamic locus of activity along U.S. Highway 287 and State Highway 360. As such, the presence of civic and passive spaces with public art and other amenities are highly encouraged.

Attachments
Maps and Supporting Information
Exhibit A



MANSFIELD TEXAS

ZC#23-022

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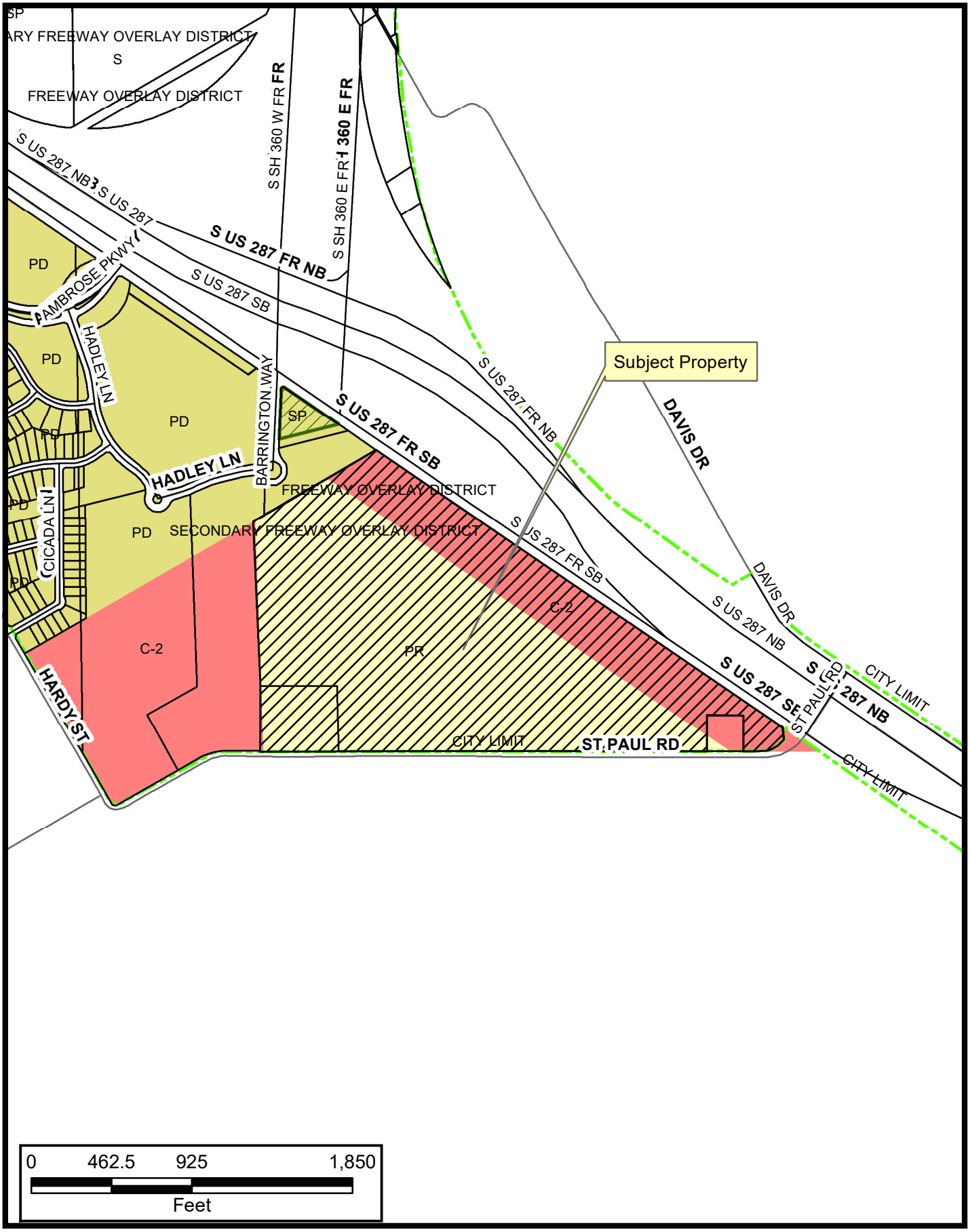
10/10/2023



MANSFIELD TEXAS

ZC#23-022

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10/10/2023

Property Owner Notification for ZC#23-022

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
513 B F HOWARD 1 ACRES		ST PAUL CEMETERY ASSOCIATION	3011 JESSICA LN	MIDLOTHIAN, TX	76065--370
513 B F HOWARD 4.223 ACRES		PRAIRIE RIDGE MOUNTAIN CREEK L	10210 N CENTRAL EXPRESSWAY STE	DALLAS, TX	75231
B F HOWARD 4.137 AC		KNOX STREET PARTNERS NO 16 LTD	3001 KNOX ST STE 405	DALLAS, TX	75205
LOT 1 BLK 48 SOMERSET ADDN 1.648 AC		ADAMS WANDA M TRUST	1109 FOXHURST WY	SAN JOSE, CA	95120--422
LOT 1R-X BLK 47 SOMERSET ADDN PH 1 .180 AC		HPC SOMERSET DEVELOPMENT CORP	3001 KNOX ST STE 405	DALLAS, TX	75205
LOT 21X BLK 2 RETENTION POND SOMERSET ADDN 15.029 AC		KNOX STREET PARTNERS NO 16 LTD	3001 KNOX ST STE 405	DALLAS, TX	75205

EXHIBIT A

PROPERTY

BEING a 75.120 acre tract of land situated in the B. Howard Survey, Abstract No. 513, located in Ellis County, Texas and being a portion of a called 252.657 acre tract of land described in Special Warranty Deed to Prairie Ridge Mountain Creek LP recorded in Instrument No. 2136149 of the Official Public Records, Ellis County, Texas (OPRECT), as determined from a survey by Desireé L. Hurst, RPLS 6230 on February 24, 2021 (ground distances are expressed in US survey feet using a project combined scale factor of 1.000072449), being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found having Texas Coordinate System of the North American Datum of 1983 (2011) EPOCH 2010, North Central Zone Grid Coordinates of Northing 6875347.1 and Easting 2405712.1 on the South right-of-way line of U.S. Highway No. 287, a variable width right-of-way, at the North corner of said 252.657 acre tract;

THENCE with said South right-of-way line the following five (5) courses and distances:

1. South 55°36'19" East (Grid Bearings based on said Texas Coordinate System), a distance of 2,828.36 feet to a "TXDOT" Aluminum Disk found for corner;

2. South 08°39'43" East, a distance of 67.84 feet to a "TXDOT" Aluminum Disk found for corner at the beginning of a curve to the right, said curve having a radius of 196.00 feet;

3. Westerly along said curve to the right through a central angle of 42°39'09" an arc distance of 145.91 feet and a chord bearing and distance of South 68°15'07" West, 142.56 feet to a "TXDOT" Aluminum Disk found for corner;

4. South 89°34'42"West, a distance of 51.27 feet to a "TXDOT" Aluminum Disk found for corner;

5. South 71°40'25"West, a distance of 53.18 feet to a "TXDOT" Aluminum Disk found for corner in the East line of a tract of land described in Special Warranty Deed to St. Paul Cemetery Association in Volume 1277, Page 820 of said DRECT;

THENCE with the occupied fence line of said St. Paul Cemetery tract the following three (3) courses and distance:

1. North 00°17'18"West, a distance of 205.96 feet to a 1/2 inch iron rod found with a cap stamped "Dumas Surveying" at the Northeast corner of said St. Paul Cemetery tract;

2. South 89°42'42"West, a distance of 213.90 feet to a calculated point in a multi-trunk Hackberry Tree, with the largest trunk measuring 22 inches in diameter, near a fence post at the Northwest corner of St. Paul Cemetery tract;

3. South 00°17'18" East, passing a rock found near a weathered railroad tie fence post at a distance of 202.76 feet in the occupied North line of St. Paul Road and continuing for a total distance of 238.93 feet to a pk nail with shiner stamped "ypassociates.com" set in the approximate centerline of said St. Paul Road;

THENCE North 89°51'25"West, with said approximate centerline, a distance of 2,559.81 to a pk nail with shiner stamped "ypassociates.com" set at the Southwest corner of said 252.657 acre tract and at the Southeast corner of Somerset Addition, an Addition to the City of Mansfield, recorded in Volume 11, Page 307 Drawer H of the Map Records of Johnson County, Texas (MRJCT);

THENCE North 02°04'24"West, passing at a 1/2 inch iron rod found at the Southeast corner of Lot 21X, Block 2 of said Somerset Addition at a distance of 30.02 feet and continuing for a total distance of 1,351.85 feet to a ½ inch iron rod with a cap stamped "JBI" found at the Northwest corner of said 252.657 acre tract and at the Northeast corner of said Lot 21X;

THENCE North 59°59'58" East, a distance of 822.76 feet to the POINT OF BEGINNING and containing 75.120 acres of land, more or less. Save and except a 4.223 acre tract of land for the proposed extension of Barrington Way leaving a net of 70.897 acres, more or less.

SAVE & EXCEPT:

Proposed extension of Barrington Way an approximate 120' right-of-way to be located on the western edge of the above described 75.120 acre tract, described as follows:

BEING a 4.223 acre tract of land situated in the B. Howard Survey, Abstract No. 513, located in Ellis County, Texas and being a portion of a Called 252.657 acre tract of land described in Special Warranty Deed to Prairie Ridge Mountain Creek LP recorded in Instrument No. 2136149 of the Official Public Records, Ellis County, Texas

(OPRECT), as determined from a survey by Desireé L. Hurst, RPLS 6230 on February 24, 2021 (ground distances are expressed in US survey feet using a project combined scale factor of 1.000072449), being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found having Texas Coordinate System of the North American Datum of 1983 (2011) EPOCH 2010, North Central Zone Grid Coordinates of Northing 6875347.1 and Easting 2405712.1 on the South right-of-way line of U.S. Highway No. 287, a variable width right-of-way, at the North corner of said 252.657 acre tract;

THENCE South 59°59'58"West, with the North line of said 252.657 acre tract, a distance of 594.90 feet to the POINT OF BEGINNING of the herein described tract at a 1/2 inch iron rod with cap stamped “ypassociates.com” set at the beginning of a non-tangent curve to the left, said curve having a radius of 286.50 feet;

THENCE Southerly along said curve to the left through a central angle of 6°04'26" an arc distance of 30.37 feet and a chord bearing and distance of South 06°04'18” West, a distance of 30.36 feet to a 1/2 inch iron rod with cap stamped “ypassociates.com” set at the beginning of a reverse curve to the right having a radius of 1,110.00 feet;

THENCE Southerly along said curve to the right through a central angle of 7°14'33" an arc distance of 140.31 and a chord bearing and distance of South 06°39'22” West, a distance of 140.21 feet to a 1/2 inch iron rod with cap stamped “ypassociates.com” set;

THENCE South 10°16'38"West, a distance of 153.51 feet to a 1/2 inch iron rod with cap stamped “ypassociates.com” set at the beginning of a curve to the left having a radius of 990.00 feet;

THENCE Southerly along said curve to the left through a central angle of 12°21'02" an arc distance of 213.40 feet and a chord bearing and distance of South 04°06'07” West, a distance of 212.99 feet to a 1/2 inch iron rod with cap stamped “ypassociates.com” set;

THENCE South 2°04'24" East, a distance of 843.27 feet to a 1/2 inch iron rod with cap stamped “ypassociates.com” set at the beginning of a curve to the left having a radius of 990.00 feet;

THENCE Southerly along said curve to the left through a central angle of 5°12'05" an arc distance of 89.87 feet and a chord bearing and distance of South 04°40'27” East, a distance of 89.84 feet to a pk nail with shiner stamped “ypassociates.com” set in the South line of said 252.657 acre tract and in the approximate centerline of said St. Paul Road;

THENCE North 89°51'25"West, with said South line and said approximate centerline, a distance of 124.17 feet to a pk nail with shiner stamped “ypassociates.com” set at the Southwest corner of said 252.657 acre tract and at the Southeast corner of Somerset Addition, an Addition to the City of Mansfield, recorded in Volume 11, Page 307 Drawer H of the Map Records of Johnson County, Texas (MRJCT);

THENCE North 02°04'24"West, passing at a 1/2 inch iron rod found at the Southeast corner of Lot 21X, Block 2 of said Somerset Addition at a distance of 30.02 feet and continuing for a total distance of 1,351.85 feet to a ½ inch iron rod with a cap stamped “JBI” found at the Northwest corner of said 252.657 acre tract and at the Northeast corner of said Lot 21X;

THENCE North 59°59'58" East, with the North line of said 252.657 acre tract, a distance of 227.86 feet to the POINT OF BEGINNING and containing 4.223 acres of land, more or less.

CITY OF MANSFIELD

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

STAFF REPORT

File Number: 23-5689

Agenda Date: 11/6/2023 **Version:** 1 **Status:** Public Hearing

In Control: Planning and Zoning Commission **File Type:** Zoning Case

Agenda Number:

Title

Public Hearing on a Change of Zoning from PR, Pre-Development District to PD, Planned Development District for a Single-Family Attached (Townhome) Development on approx. 7.869 acres in the Samuel Mitchell Surv., Abst. No. 593, City of Mansfield, Johnson County, TX generally along South Mitchell Road and River Birch Drive property addressed at 1000 South Mitchell Road. Uriel Carrillo, Applicant (ZC#23-006)

Requested Action

To consider the subject zoning change request.

Recommendation

The Department of Planning and Development Services believes that the proposed land uses and the site design is consistent with the vision and the goals of the community to deliver complete neighborhoods rather than conventional residential developments. However, the townhomes ("row houses") propose architectural considerations that may not entirely read visually as row houses. To ensure the physical outcome is consistent with the provisions of the requested PD, Planned Development District, the Department of Planning and Development Services recommends that a condition be added under the Section of the ordinance entitled "Applicability" that:

> "In the event of a conflict between these PD, Planned Development District standards and any of its illustrations, photographs, and other exhibits, including the site plan, that are attached thereto, and that are specified elsewhere in text, the standards that are set forth herein in the text shall prevail."

The Department of Planning and Development Services also recommends that the permitted uses under the Section of the proposed ordinance entitled "Permitted Uses" be revised to reflect "Home occupation".

The Department of Planning and Development Service further recommends that the appeals process for this PD, Planned Development District, follow the considerations and procedures as set forth in Section 155.066 of the Mansfield Zoning Ordinance.

Description/History

Existing Use: Vacant
Existing Zoning: PR, Pre-Development District
Land Use Plan: Sub-Area 7

Surrounding Land Use & Zoning:

North - River Birch Drive Right-of-way and Mitchell Farms Neighborhood, Southpointe Expansion, The Reserve PD, Planned Development District

South - Vacant, Southpointe Expansion, The Reserve PD, Planned Development District

East - S Mitchell Right-of-way, Ladera Development, Southpointe Expansion, The Reserve PD, Planned Development District

West - Vacant, Southpointe Expansion, The Reserve PD, Planned Development District

Thoroughfare Plan Specification:
River Birch Dr -minor collector
S. Mitchell Rd - minor collector

Synopsis
The proposed zoning change is on a 7.869-acre property for townhomes (single-family attached). The proposal is to rezone the property to a PD, Planned Development District that incorporates standards for the site plan, development standards, elevations and landscaping. The 2012 Official Land Use Plan calls for developments to meet the intent of The Reserve PD, Planned Development District by providing a built environment designed to encourage and permit a wide range of integrated land uses within a framework of streets and alleys of a scale conducive to pedestrian activity.

Staff Analysis
The applicant is proposing the construction of a new 90 townhome community on roughly 7.869 acres. Currently, this property is zoned PD, Planned Development District. This property is currently within The Reserve PD, Planned Development District (the South Pointe Expansion Sub-District). The South Pointe Expansion Sub-District follows the Residential Village product standards, and allows only detached single-family homes with a minimum area of 6,300 square feet.

As Mansfield increases its focus on providing missing middle housing options, the change in zoning request proposes to meet that need. Each dwelling includes appropriate building frontages and homes accessed by alleys in the rear, with parking provided within garages also in the rear of the unit. Well-defined and purposeful pedestrian ways that encourage walking and reinforce pedestrian-centered designs provide direct access to open spaces throughout the development.

<u>Site Plan</u>
The site plan proposes the construction of new 3- and 3.5-story brick, stucco, and siding row houses. The site plan provides a building anti-monotony color coding scheme that illustrates the developer's intent to create a variety of architecturally different buildings within the development. Dwellings with building façades along prominent pedestrian areas have wrap-around building frontages (i.e., porches). At the center of the site, there is a nearly 9,000 square feet of unprogrammed open space with seating along the perimeter.

The developer has also provided other appropriately spaced green spaces as mews or other building fronting public spaces to create a pleasant walkable experience to residents and guests. While designing the site, the developer contemplated future development opportunities to the west and provided a possible connection point that will intentionally balance the needs of motorists, pedestrians, and bicyclists equitably. The mews between those units is labeled as future right-of-way which, when a connection is necessary to improve connectivity to the west, there would be an option to connect this development present.

The Department of Planning and Development Services maintains concern with the building elevations provided. Although some architectural variety is present, the building elevations visually read as a multi-family residential development rather than a row house neighborhood. The architectural considerations for row houses requires a more urban form that has minimal detailing (e.g., Norton Commons in Prospect, Kentucky, Serenbe in Palmetto, Georgia, and other regional examples in infill neighborhoods within vibrant and active parts of Dallas and Fort Worth). This could be accomplished by having traditional home proportions, visual variety within the individual buildings, and eliminating motifs that express a modern and contemporary feel. Many of these design elements are provided within previously adopted form-based codes such as the D, Downtown District and the South Mansfield Form-Based Development District, and other PD, Planned Development Districts that have been approved.

Summary
The proposed PD, Planned Development District standards provided in the ordinance outline a specific set of standards that ensures a development layout with appropriate connectivity and access to open spaces. There is still concern about the building elevations provided. Building elevations that are more consistent with the communities visited will ensure a level of architecture and visual harmony within the existing and future urban fabric.

The Department of Planning and Development Services recommends some conditions for the Planning and Zoning Commission to review and consider when deliberating on a recommendation to the City Council.

Prepared By
Arty Wheaton-Rodriguez
Assistant Director of Planning
817-276-4245

Attachment
Maps and Supporting Information
Exhibits

MANSFIELD TEXAS

ZC 23-006

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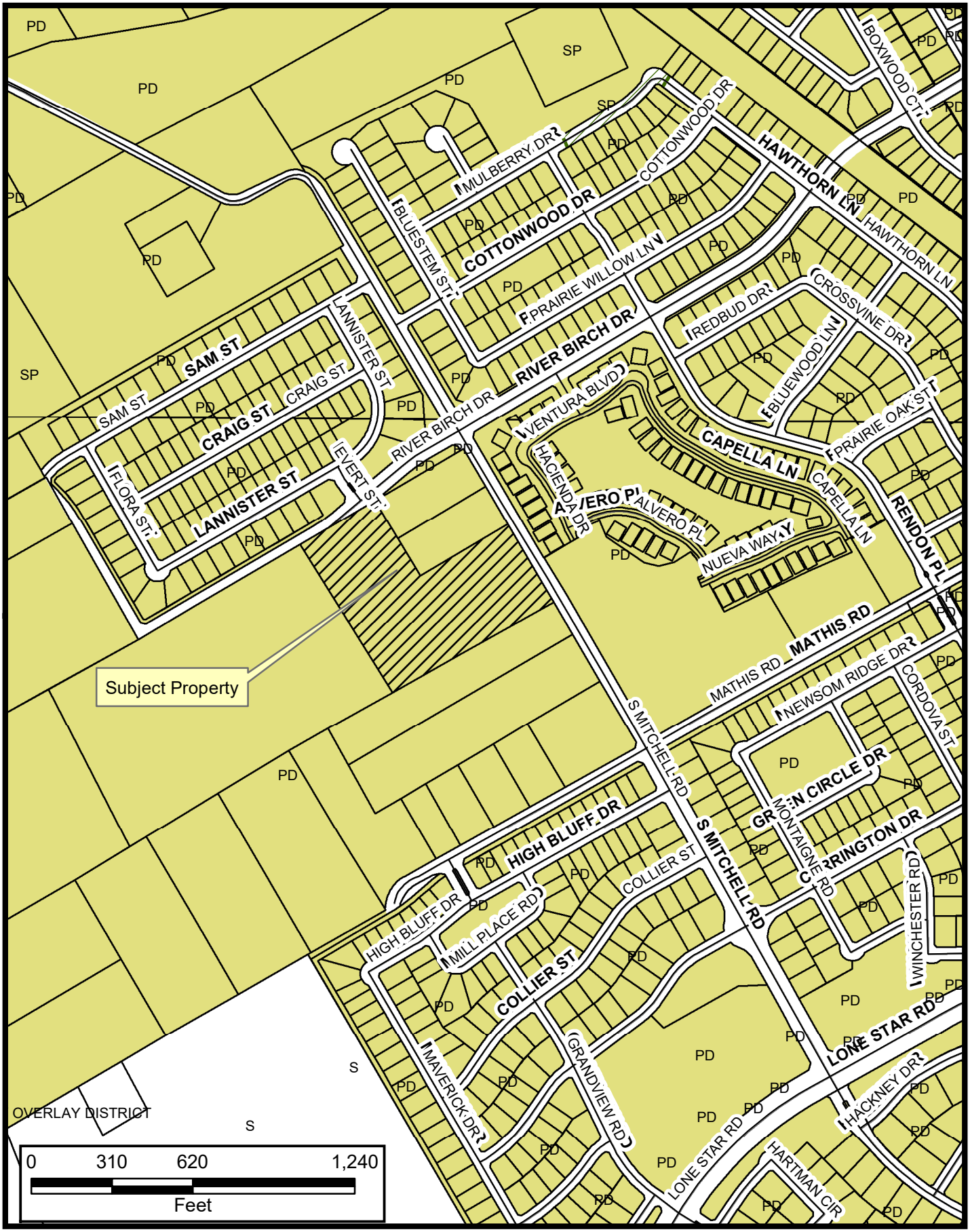
10/23/2023



MANSFIELD TEXAS

ZC 23-006

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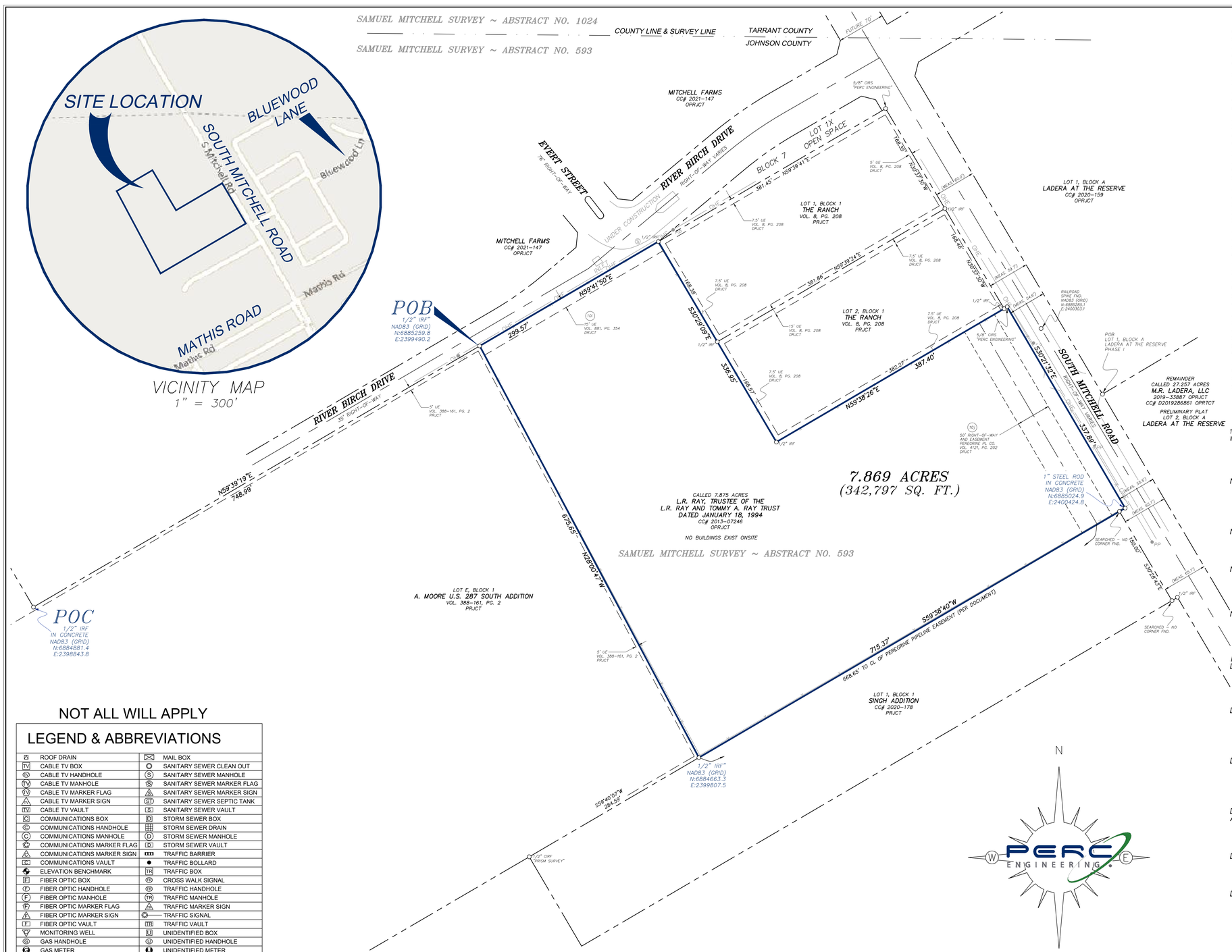
10/23/2023

Property Owner Notification for ZC 23-006

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 *
A MOORE ADDITION	BLK 1	R J CARROLL PROPERTIES NO 1 LT	1341 U S HWY 287 SOUTH	MANSFIELD, TX	76063
LADERA AT THE RESERVE PH 1	BLK A	BOND RODNEY & CYNTHIA	904 HACIENDA DR	MANSFIELD, TX	76063
LADERA AT THE RESERVE PH 1	BLK A	SELLERS RICHARD E & DAVID L DO	912 HACIENDA DR	MANSFIELD, TX	76063
MITCHELL FARMS	BLK 1	MITCHELL FARMS HOMEOWNERS ASSO	1024 S GREENVILLE AVE STE 230	ALLEN, TX	75002
MITCHELL FARMS	BLK 2	MITCHELL FARMS HOMEOWNERS ASSO	1024 S GREENVILLE AVE STE 230	ALLEN, TX	75002
MITCHELL FARMS	BLK 2	BRIGHTLAND HOMES LTD	15725 N DALLAS PKWY STE 300	ADDISON, TX	75001
MITCHELL FARMS	BLK 2	BRIGHTLAND HOMES LTD	15725 N DALLAS PKWY STE 300	ADDISON, TX	75001
MITCHELL FARMS	BLK 2	ADHIKARI SUDIP SAJANA THAPA	2312 LANNISTER ST	MANSFIELD, TX	76063
MITCHELL FARMS	BLK 2	TOLBERT DEBORAH	2310 LANNISTER ST	MANSFIELD, TX	76063
MITCHELL FARMS	BLK 2	PACE CHANDA ELAINE GRADNIGO ET	2308 LANNISTER ST	MANSFIELD, TX	76063
MITCHELL FARMS	BLK 2	BRIGHTLAND HOMES LTD	15725 N DALLAS PKWY STE 300	ADDISON, TX	75001
MITCHELL FARMS	BLK 6	MITCHELL FARMS HOMEOWNERS ASSO	1024 S GREENVILLE AVE STE 230	ALLEN, TX	75002

Property Owner Notification for ZC 23-006

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
MITCHELL FARMS	BLK 7	MITCHELL FARMS HOMEOWNERS ASSO	1024 S GREENVILLE AVE STE 230	ALLEN, TX	75002
S MITCHELL	TR 4, 4A	DREAMVILLE MANSFIELD LLC	8951 SYNERGY DR STE 242	MCKINNEY, TX	75070
S MITCHELL	TR 6	LUTTRELL ROBERT R & SUSAN	1092 MITCHELL RD	MANSFIELD, TX	76063
SINGH ADDITION	BLK 1	SINGH SUKHWINDER ETUX BALWINDE	1050 MITCHELL RD	MANSFIELD, TX	76063
THE RANCH	BLK 1	RODRIGUEZ MARIO O ETUX MARIA G	940 S MITCHELL	MANSFIELD, TX	76063
THE RANCH	BLK 1	SCHNEBERGER PAUL O	960 S MITCHELL RD	MANSFIELD, TX	76063



* METES & BOUNDS DESCRIPTION *

BEING A 7.869 ACRE TRACT OF LAND LOCATED IN THE SAMUEL MITCHELL SURVEY, ABSTRACT NO. 593, CITY OF MANSFIELD, JOHNSON COUNTY, TEXAS, BEING ALL OF A CALLED 7.875 ACRE TRACT OF LAND AS DESCRIBED IN THE SPECIAL WARRANTY DEED TO L.R. RAY, TRUSTEE OF THE L.R. RAY AND TOMMIE A. RAY TRUST DATED JANUARY 18,1994, FILED FOR RECORD IN COUNTY CLERK'S INSTRUMENT NO. 2013-07246, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS (OPRJCT), SAID 7.869 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 1/2 INCH IRON ROD FOUND IN CONCRETE FOR THE SOUTHERNMOST CORNER OF MITCHELL FARMS, AN ADDITION TO THE CITY OF MANSFIELD, JOHNSON COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN COUNTY CLERK'S INSTRUMENT NO. 2021-147, OPRJCT, SAID COMMENCING POINT HAVING A NAD83 TEXAS COORDINATE SYSTEM POSITION (GRID) OF N:6884881.4 E:2398843.8 (BEARINGS & COORDINATE VALUES SHOWN HEREON ARE IN REFERENCE TO THE NAD83 – TEXAS COORDINATE SYSTEM – NORTH CENTRAL ZONE, 4202, BASED ON GPS OBSERVATIONS UTILIZING THE LEICA GPS REFERENCE NETWORK);

THENCE NORTH 59 DEGREES 39 MINUTES 19 SECONDS EAST, ALONG THE SOUTHEAST LINE OF SAID MITCHELL FARMS, A DISTANCE OF 748.99 FEET, TO A 1/2 INCH IRON ROD FOUND FOR THE WESTERNMOST CORNER OF SAID CALLED 7.875 ACRE TRACT OF LAND, AND BEING THE POINT OF BEGINNING, SAID BEGINNING POINT HAVING A NAD83 TEXAS COORDINATE SYSTEM POSITION (GRID) OF N:6885259.8 E:2399490.2;

THENCE NORTH 59 DEGREES 41 MINUTES 50 SECONDS EAST, ALONG A NORTHWEST LINE OF SAID CALLED 7.875 ACRE TRACT OF LAND, A DISTANCE OF 299.57 FEET, TO A 1/2 IRON ROD FOUND FOR THE NORTHERNMOST CORNER OF SAID CALLED 7.875 ACRE TRACT OF LAND, SAME BEING THE WESTERNMOST CORNER OF LOT 1, BLOCK 1, THE RANCH, AN ADDITION TO THE CITY OF MANSFIELD, JOHNSON COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 8, PAGE 208, PLAT RECORDS, JOHNSON COUNTY, TEXAS (PRJCT);

THENCE SOUTH 30 DEGREES 29 MINUTES 09 SECONDS EAST, ALONG THE COMMON LINE OF SAID CALLED 7.875 ACRE TRACT OF LAND AND SAID LOT 1, BLOCK 1, THE RANCH, AT A DISTANCE OF 168.38 FEET, PASSING A 1/2 INCH IRON ROD FOUND FOR THE SOUTHERNMOST CORNER OF SAID LOT 1, BLOCK 1, THE RANCH, SAME BEING THE WESTERNMOST CORNER OF LOT 2, BLOCK 1, OF SAID THE RANCH, AND CONTINUING IN ALL A TOTAL DISTANCE OF 336.95 FEET, TO A 1/2 INCH IRON ROD FOUND, BEING THE SOUTHERNMOST CORNER OF SAID LOT 2, BLOCK 1, THE RANCH;

THENCE NORTH 59 DEGREES 38 MINUTES 26 SECONDS EAST, ALONG THE COMMON LINE OF SAID CALLED 7.875 ACRE TRACT OF LAND, AND SAID LOT 2, BLOCK 1, THE RANCH, AT A DISTANCE OF 382.27 FEET, PASSING A 1/2 IRON ROD FOUND FOR THE EASTERNMOST CORNER OF SAID LOT 2, BLOCK 1, THE RANCH, AND CONTINUING IN ALL A TOTAL DISTANCE OF 387.40 FEET, TO A 5/8 INCH CAPPED IRON ROD SET STAMPED "PERC ENGINEERING", BEING ON THE SOUTHWEST RIGHT-OF-WAY LINE OF SOUTH MITCHELL ROAD, A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY;

THENCE SOUTH 30 DEGREES 21 MINUTES 32 SECONDS EAST, ALONG THE SAID SOUTHWEST RIGHT-OF-WAY LINE, A DISTANCE OF 337.89 FEET, TO A 1-INCH STEEL ROD IN CONCRETE FOUND FOR THE EASTERMOST CORNER OF SAID CALLED 7.875 ACRE TRACT OF LAND, FROM WHICH A MAG NAIL FOUND FOR THE SOUTHERNMOST SOUTHWEST CORNER OF A TRACT OF LAND AS DESCRIBED IN COUNTY CLERK'S INSTRUMENT NO. 2019-33887 BEARS, SOUTH 33 DEGREES 16 MINUTES 09 SECONDS EAST, A DISTANCE OF 666.16 FEET, SAID MAG NAIL HAVING A NAD83 TEXAS COORDINATE SYSTEM POSITION (GRID) OF N:6884467.9 E:2400790.2;

THENCE SOUTH 59 DEGREES 38 MINUTES 40 SECONDS WEST, DEPARTING SAID SOUTHWEST RIGHT-OF-WAY LINE, ALONG THE SOUTHEAST LINE OF THE HEREIN DESCRIBED TRACT OF LAND, BEING COMMON WITH THE NORTHWEST LINE OF LOT 1, BLOCK 1, SINGH ADDITION, AN ADDITION TO THE CITY OF MANSFIELD, JOHNSON COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN COUNTY CLERK'S INSTRUMENT NO. 2020-178, PRJCT, A DISTANCE OF 715.37 FEET, TO A 1/2 INCH IRON ROD FOUND, FROM WHICH A 1/2 INCH CAPPED IRON ROD FOUND STAMPED "PRISM SURVEY" FOR THE WESTERNMOST CORNER OF SAID LOT 1, BLOCK 1, SINGH ADDITION, BEARS SOUTH 59 DEGREES 40 MINUTES 07 SECONDS WEST, A DISTANCE OF 284.59 FEET;

THENCE NORTH 28 DEGREES 00 MINUTES 47 SECONDS WEST, ALONG THE SOUTHWEST LINE OF SAID CALLED 7.875 ACRE TRACT OF LAND, BEING COMMON WITH THE NORTHEAST LINE OF LOT E, BLOCK 1, A. MOORE U.S. 287 SOUTH ADDITION, AN ADDITION TO THE CITY OF MANSFIELD, JOHNSON COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 388-161, PAGE 2, PRJCT, A DISTANCE OF 675.65 FEET, TO THE POINT OF BEGINNING AND CONTAINING 7.869 ACRES (342,797 SQUARE FEET) OF LAND, MORE OR LESS.

* ATTENTION TO SCHEDULE B ITEMS *

10. THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS (WE MUST INSERT MATTERS OR DELETE THIS EXCEPTION):

a. ALL LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF COAL, LIGNITE, OIL, GAS AND OTHER MINERALS, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO, APPEARING IN THE PUBLIC RECORDS WHETHER LISTED IN SCHEDULE B OR NOT. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF MINERAL INTEREST THAT ARE NOT LISTED.

NOT ADDRESSED BY SURVEYOR

b. ALL ENCUMBRANCES, VIOLATIONS, VARIATIONS, OR ADVERSE CIRCUMSTANCES AFFECTING TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND, INCLUDING, WITHOUT LIMITATION, ALL VISIBLE AND APPARENT EASEMENTS OR USES AND ALL UNDERGROUND EASEMENTS OR USES, THE EXISTENCE OF WHICH MAY ARISE BY UNRECORDED GRANT OR BY USE. (MAY BE AMENDED OR DELETED UPON APPROVAL OF SURVEY.)

NOT ADDRESSED BY SURVEYOR

c. RIGHTS, IF ANY, OF THIRD PARTIES WITH RESPECT TO ANY PORTION OF THE SUBJECT PROPERTY LYING WITHIN THE BOUNDARIES OF A PUBLIC OR PRIVATE ROAD. (MAY BE AMENDED OR DELETED UPON APPROVAL OF SURVEY.)

NOT ADDRESSED BY SURVEYOR

d. RIGHTS OF PARTIES IN POSSESSION AND RIGHTS OF TENANTS UNDER ANY UNRECORDED LEASES OR RENTAL AGREEMENTS. (MAY BE AMENDED OR DELETED UPON EXECUTION OF SATISFACTORY AFFIDAVIT WITH RESPECT TO PARTIES IN POSSESSION AND TENANTS AT CLOSING.)

NOT ADDRESSED BY SURVEYOR

e. UNDIVIDED ROYALTY INTEREST IN COAL, LIGNITE, OIL, GAS AND OTHER MINERALS, AND ALL RIGHTS INCIDENT THERETO, DESCRIBED IN INSTRUMENT FILED 02/28/1956, RECORDED IN VOLUME 407, PAGE 16, REAL PROPERTY RECORDS, JOHNSON COUNTY, TEXAS. COMPANY MAKES NO REPRESENTATION AS TO THE PRESENT OWNERSHIP OF ANY SUCH INTERESTS.

MAY AFFECT THE SUBJECT PROPERTY. HOWEVER, THE SURVEYOR RECOMMENDS AN ATTORNEY'S OPINION ON THE LANGUAGE CONTAINED THEREIN

f. UNDIVIDED ROYALTY INTEREST IN COAL, LIGNITE, OIL, GAS AND OTHER MINERALS, AND ALL RIGHTS INCIDENT THERETO, DESCRIBED IN INSTRUMENT FILED 10/26/1981, RECORDED IN VOLUME 881, PAGE 354, REAL PROPERTY RECORDS, JOHNSON COUNTY, TEXAS. COMPANY MAKES NO REPRESENTATION AS TO THE PRESENT OWNERSHIP OF ANY SUCH INTERESTS.

DOES APPEAR TO AFFECT THE SUBJECT PROPERTY

g. MINERAL LEASE TOGETHER WITH ALL RIGHTS, PRIVILEGES AND IMMUNITIES INCIDENT THERETO, TO CARTER-GIFFORD OIL COMPANY FROM ARTHUR LEE MOORE AND WANDALEA MOORE DESCRIBED IN INSTRUMENT FILED 09/12/1961, RECORDED IN VOLUME 11, PAGE 390, REAL PROPERTY RECORDS, JOHNSON COUNTY, TEXAS. COMPANY MAKES NO REPRESENTATION AS TO THE PRESENT OWNERSHIP OF ANY SUCH INTERESTS.

DOES APPEAR TO AFFECT THE SUBJECT PROPERTY

h. MINERAL LEASE TOGETHER WITH ALL RIGHTS, PRIVILEGES AND IMMUNITIES INCIDENT THERETO, TO DAVID H. ARRINGTON OIL & GAS, INC. FROM LEE ROY RAY DESCRIBED IN INSTRUMENT FILED 09/07/2005, RECORDED IN VOLUME 3618, PAGE 35, REAL PROPERTY RECORDS, JOHNSON COUNTY, TEXAS. COMPANY MAKES NO REPRESENTATION AS TO THE PRESENT OWNERSHIP OF ANY SUCH INTERESTS.

DOES APPEAR TO AFFECT THE SUBJECT PROPERTY. HOWEVER, THE TERM OF 2 YEARS NEEDS TO BE EVALUATED BY AN ATTORNEY.

i. FIFTEEN FOOT UTILITY EASEMENT OVER AND ACROSS NORTHWESTERLY SIDE OF PROPERTY AS SET OUT IN WARRANTY DEED, FILED 10/26/1981, RECORDED IN VOLUME 881, PAGE 354, REAL PROPERTY RECORDS, JOHNSON COUNTY, TEXAS.

DOES AFFECT THE SUBJECT PROPERTY AS SHOWN HEREON

j. EASEMENT GRANTED BY LEE ROY RAY TO PEREGRINE PIPELINE COMPANY, LP, FILED 06/19/2007, RECORDED IN VOLUME 4121, PAGE 202, REAL PROPERTY RECORDS, JOHNSON COUNTY, TEXAS.

DOES AFFECT THE SUBJECT PROPERTY AS SHOWN HEREON

NOT ALL WILL APPLY

LEGEND & ABBREVIATIONS

	ROOF DRAIN		MAIL BOX
TV	CABLE TV BOX		SANITARY SEWER CLEAN OUT
TV	CABLE TV HANDHOLE	S	SANITARY SEWER MANHOLE
TV	CABLE TV MANHOLE	SS	SANITARY SEWER MARKER FLAG
TV	CABLE TV MARKER FLAG		SANITARY SEWER MARKER SIGN
	CABLE TV MARKER SIGN	ST	SANITARY SEWER SEPTIC TANK
TV	CABLE TV VAULT	S	SANITARY SEWER VAULT
C	COMMUNICATIONS BOX	D	STORM SEWER BOX
C	COMMUNICATIONS HANDHOLE		STORM SEWER DRAIN
C	COMMUNICATIONS MANHOLE	D	STORM SEWER MANHOLE
C	COMMUNICATIONS MARKER FLAG	D	STORM SEWER VAULT
	COMMUNICATIONS MARKER SIGN		TRAFFIC BARRIER
C	COMMUNICATIONS VAULT	●	TRAFFIC BOLLARD
	ELEVATION BENCHMARK	TR	TRAFFIC BOX
F	FIBER OPTIC BOX	TR	CROSS WALK SIGNAL
F	FIBER OPTIC HANDHOLE	TR	TRAFFIC HANDHOLE
F	FIBER OPTIC MANHOLE	TR	TRAFFIC MANHOLE
F	FIBER OPTIC MARKER FLAG		TRAFFIC MARKER SIGN
	FIBER OPTIC MARKER SIGN		TRAFFIC SIGNAL
F	FIBER OPTIC VAULT	TR	TRAFFIC VAULT
	MONITORING WELL	U	UNIDENTIFIED BOX
G	GAS HANDHOLE	U	UNIDENTIFIED HANDHOLE
G	GAS METER	U	UNIDENTIFIED METER
G	GAS MANHOLE	U	UNIDENTIFIED MANHOLE
G	GAS MARKER FLAG	U	UNIDENTIFIED MARKER FLAG
	GAS SIGN	U	UNIDENTIFIED MARKER SIGN
G	GAS TANK	U	UNIDENTIFIED POLE
G	GAS VAULT	U	UNIDENTIFIED TANK
GAS	GAS VALVE	U	UNIDENTIFIED VAULT
T	TELEPHONE BOX	U	UNIDENTIFIED VALVE
T	TELEPHONE HANDHOLE		TREE
T	TELEPHONE MANHOLE	W	WATER BOX
T	TELEPHONE MARKER FLAG		FIRE DEPT. CONNECTION
	TELEPHONE MARKER SIGN	W	WATER HAND HOLE
T	TELEPHONE VAULT		FIRE HYDRANT
	PIPELINE MARKER SIGN	W	WATER METER
E	ELECTRIC BOX	W	WATER MANHOLE
	FLOOD LIGHT	W	WATER MARKER FLAG
	GUY ANCHOR		WATER MARKER SIGN
	GUY ANCHOR POLE	W	WATER VAULT
E	ELECTRIC HANDHOLE		WATER VALVE
	LIGHT STANDARD	AIR	AIR RELEASE VALVE
E	ELECTRIC METER	W	WATER WELL
E	ELECTRIC MANHOLE	CIRS	5/8" CAPPED IRON ROD SET
E	ELECTRIC MARKER FLAG	IRFC	IRON ROD WITH CAP FOUND
	ELECTRIC MARKER SIGN	PKS	PK NAIL SET
	UTILITY POLE	PKF	PK NAIL FOUND
T	ELECTRIC TRANSFORMER	IRF	IRON ROD FOUND
E	ELECTRIC VAULT	IPF	IRON PIPE FOUND
	HANDICAPPED PARKING	ADF	ALUMINUM DISK FOUND
	SIGN	XS	"X" CUT IN CONCRETE SET
	MARQUEE/BILLBOARD	XF	"X" CUT IN CONCRETE FOUND
P.O.C.	POINT OF COMMENCING	P.O.B.	POINT OF BEGINNING

* SURVEYOR'S CERTIFICATE *

CERTIFIED TO: FIRST AMERICAN TITLE GUARANTY COMPANY, REUNION TITLE AND L.R. RAY, TRUSTEE OF THE L.R. RAY AND TOMMIE A. RAY FAMILY TRUST DATED JANUARY 18, 1994:

THE UNDERSIGNED (THE "SURVEYOR") HEREBY CERTIFIES THAT THE ATTACHED SURVEYS MEETS THE REQUIREMENTS OF A CATEGORY 1A, CONDITION II, LAND TITLE SURVEY, AS OUTLINED IN THE TSPS MANUAL OF PRACTICE FOR LAND SURVEYING IN THE STATE OF TEXAS. THE PROPERTY LINES SHOWN HEREON ARE TRUE AND CORRECT, AND PREPARED FROM AN ACTUAL ON-THE-GROUND SURVEY OF THE REAL PROPERTY; SUCH SURVEYS WERE CONDUCTED BY THE SURVEYOR OR UNDER HIS DIRECT SUPERVISION; ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST, AND THE LOCATION AND TYPE OF MATERIAL THEREOF ARE CORRECTLY SHOWN; ALL EASEMENTS; SETBACKS ARE FROM THE PLAT OF RECORD FOR THE SUBJECT PROPERTY.

STATE OF TEXAS
REGISTERED
MERLE W. MILLER
5438
PROFESSIONAL
LAND SURVEYOR

MERLE W. MILLER DATE: 12-10-2021
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5438
STATE OF TEXAS

PLEASE NOTE THAT THE USE OF THE WORD "CERTIFY" OR "CERTIFICATE" USED HEREON CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS OF FINDINGS WHICH ARE THE SUBJECT OF THE CERTIFICATION, AND DOES NOT CONSTITUTE A WARRANTY OF GUARANTEE, EITHER EXPRESSED OR IMPLIED.

* GENERAL NOTES *

1. THE BEARINGS SHOWN HEREON ARE IN REFERENCE TO THE TEXAS COORDINATE SYSTEM – NORTH CENTRAL ZONE, 4202, BASED ON GPS OBSERVATION UTILIZING THE LEICA GPS REFERENCE NETWORK.

2. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF THE COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE GUARANTY COMPANY, GF NO. 2017-351240-RU, EFFECTIVE DATE: OCTOBER 18, 2021, ISSUED: NOVEMBER 01, 2021. THE EASEMENTS, RIGHTS-OF-WAY OR OTHER EXCEPTIONS NOTED HEREON ARE ACCORDING TO SCHEDULE "B" THEREIN. THIS SURVEYOR HAS NOT ABSTRACTED THE PROPERTY.

3. THIS LAND TITLE SURVEY IS OF A TRACT OF LAND AS DESCRIBED IN COUNTY CLERK'S INSTRUMENT #2013-07246, DEED RECORDS, JOHNSON COUNTY, TEXAS.

4. THE SUBJECT PROPERTY IS LOCATED IN ZONE "X", AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD; AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM), MAP NUMBER 48251C0125J, MAP REVISED DECEMBER 4, 2012. THE SURVEYOR HAS NOT PERFORMED A STUDY OF THE LIMITS OF THE FLOODPLAIN AND THIS DESIGNATION IS BASED SOLELY ON OVERLAYING THE FLOOD MAP ONTO THE SUBJECT TRACT.

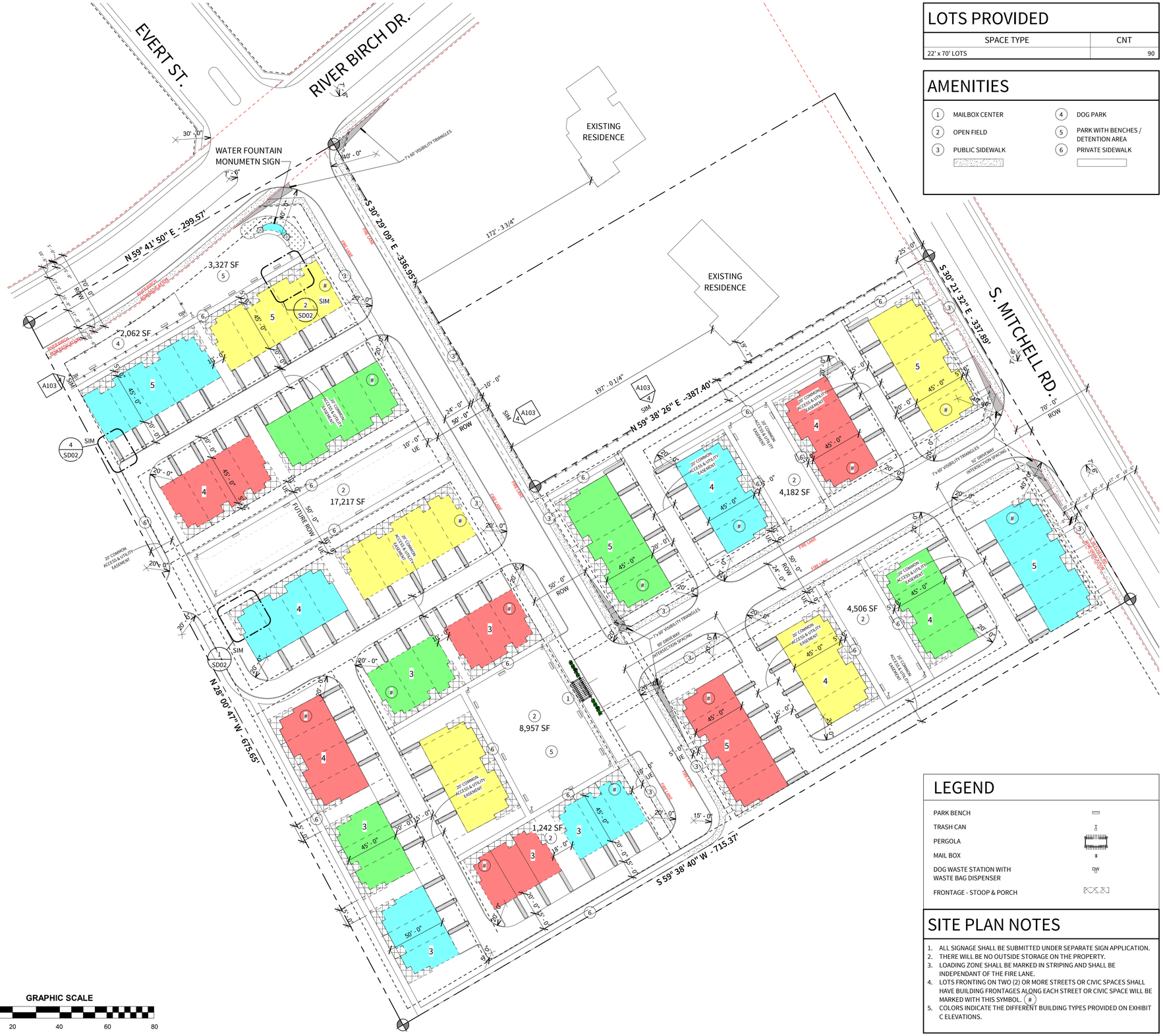
5. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THE SUBJECT PROPERTY.

ZC#23-006
EXHIBIT A

CATEGORY 1A, CONDITION II LAND TITLE SURVEY
7.869 ACRES OF LAND

LOCATED IN THE SAMUEL MITCHELL SURVEY, ABSTRACT NO. 593
CITY OF MANSFIELD, JOHNSON COUNTY, TEXAS

PERC ENGINEERING
4055 INTERNATIONAL PLAZA, STE 430
FORT WORTH, TX 76109
MAIN: 817.380.5110
tbpels #10194323
www.PERC-eng.com



LOTS PROVIDED

SPACE TYPE	CNT
22' x 70' LOTS	90

AMENITIES

1. MAILBOX CENTER
2. OPEN FIELD
3. PUBLIC SIDEWALK
4. DOG PARK
5. PARK WITH BENCHES / DETENTION AREA
6. PRIVATE SIDEWALK

LEGEND

- PARK BENCH
- TRASH CAN
- PERGOLA
- MAIL BOX
- DOG WASTE STATION WITH WASTE BAG DISPENSER
- FRONTAGE - STOOP & PORCH

SITE PLAN NOTES

1. ALL SIGNAGE SHALL BE SUBMITTED UNDER SEPARATE SIGN APPLICATION.
2. THERE WILL BE NO OUTSIDE STORAGE ON THE PROPERTY.
3. LOADING ZONE SHALL BE MARKED IN STRIPING AND SHALL BE INDEPENDANT OF THE FIRE LANE.
4. LOTS FRONTING ON TWO (2) OR MORE STREETS OR CIVIC SPACES SHALL HAVE BUILDING FRONTAGES ALONG EACH STREET OR CIVIC SPACE WILL BE MARKED WITH THIS SYMBOL. (#)
5. COLORS INDICATE THE DIFFERENT BUILDING TYPES PROVIDED ON EXHIBIT C ELEVATIONS.

GRAPHIC SCALE

0 20 40 60 80

TRUE

2 SITE PLAN

SCALE: 1" = 40'-0"

LEVEL 5

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ARCHITECT:
JUSTIN S. GILMORE
LEVEL 5 ARCHITECTURE

PROJECT INFORMATION:

SOUTH MITCHELL DEVELOPMENT

TOWNHOMES

SOUTH MITCHELL ROAD & RIVER BIRCH DRIVE, MANSFIELD, TX 76063

PROJECT NUMBER: 21-96T
ISSUE DATE: MM/DD/YYYY
REVISIONS:

ZC#23-006

SHEET NAME:

EXHIBIT B

SHEET NUMBER:

SD01

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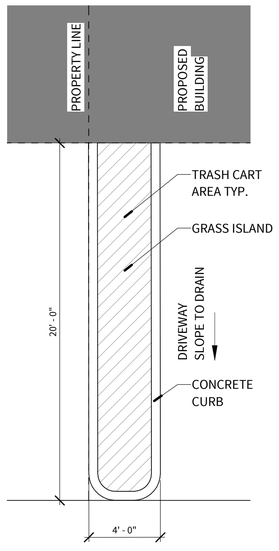
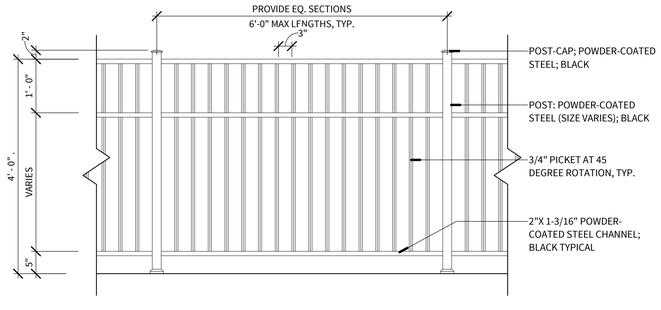


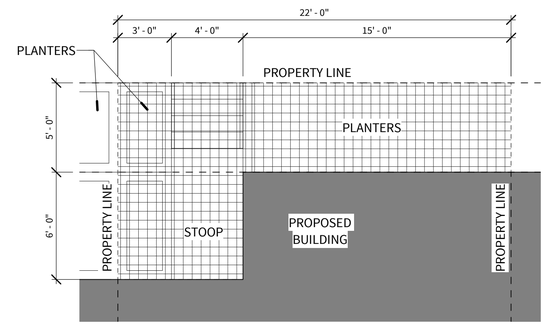
4 ENLARGED SITE PLAN

SCALE: 1/4" = 1'-0"



3 WROUGHT IRON RAILING ELEVATION

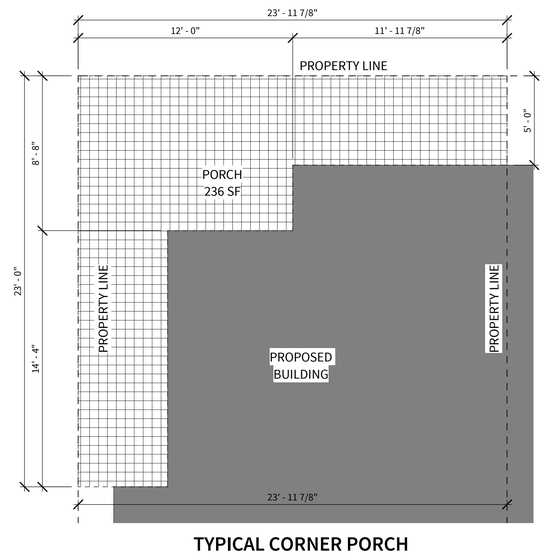
SCALE: 3/4" = 1'-0"



TYPICAL STOOP

2 ENLARGED SITE PLAN

SCALE: 1/4" = 1'-0"



TYPICAL CORNER PORCH

1 ENLARGED SITE PLAN

SCALE: 1/4" = 1'-0"

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LEVEL 5

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ARCHITECT:
JUSTIN S. GILMORE
LEVEL 5 ARCHITECTURE

PROJECT INFORMATION:

SOUTH MITCHELL DEVELOPMENT

TOWNHOMES

SOUTH MITCHELL ROAD & RIVER BIRCH DRIVE, MANSFIELD, TX 76063

PROJECT NUMBER: 21-96T
ISSUE DATE: MM/DD/YYYY
REVISIONS:

ZC#23-006

SHEET NAME:

EXHIBIT B

SHEET NUMBER:

SD02

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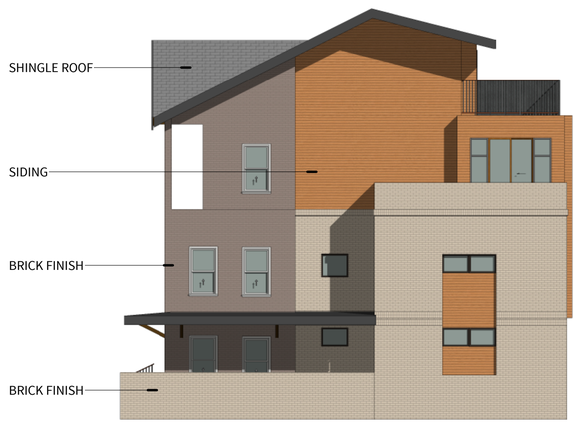
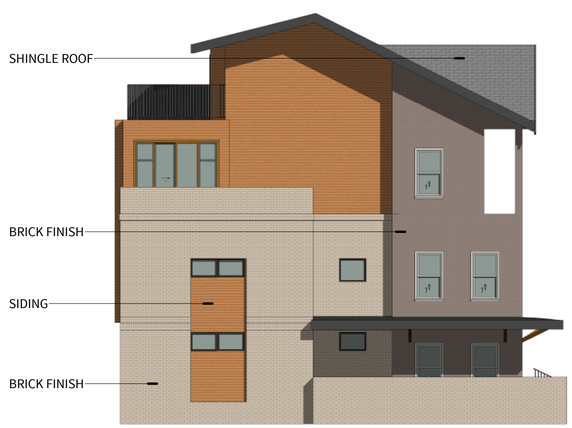
MATERIAL CALCULATION

NORTH ELEVATION	SOUTH ELEVATION
GLASS = 14%	GLASS = 8%
SIDING = 9%	SIDING = 56%
MASONRY = 49%	MASONRY = 26%
ROFF = 21%	ROOF = 10%
STUCCO=7%	
EAST ELEVATION	**WEST ELEVATION**
GLASS = 20%	GLASS = 20%
SIDING = 26%	SIDING = 56%
MASONRY = 12%	MASONRY = 12%
ROOF = 12%	ROOF = 12%



4 WEST ELEVATION
SCALE: 1/8" = 1'-0"

2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



3 EAST ELEVATION
SCALE: 1/8" = 1'-0"

1 NORTH ELEVATION - GREEN BUILDING TYPE
SCALE: 1/8" = 1'-0"

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ARCHITECT:
JUSTIN S. GILMORE
LEVEL 5 ARCHITECTURE

PROJECT INFORMATION:

SOUTH MITCHELL DEVELOPMENT

TOWNHOMES

SOUTH MITCHELL ROAD & RIVER BIRCH DRIVE, MANSFIELD, TX 76063

PROJECT NUMBER: YY-##
ISSUE DATE: MM/DD/YYYY
REVISIONS:

ZC#23-006

SHEET NAME:

EXHIBIT C

SHEET NUMBER:

SD03

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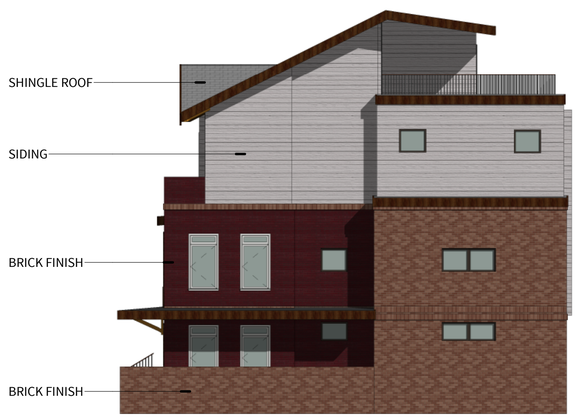
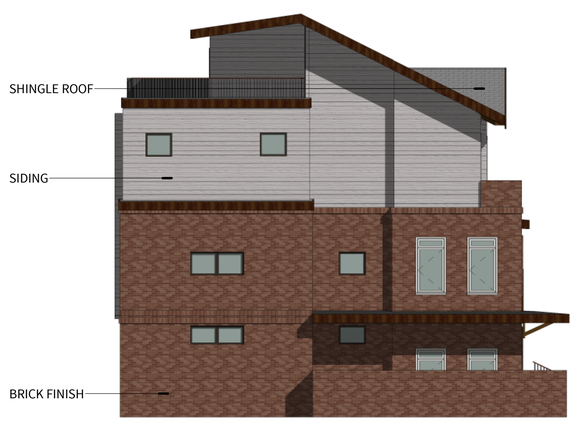
MATERIAL CALCULATION

NORTH ELEVATION	SOUTH ELEVATION
GLASS = 18%	GLASS = 9%
SIDING = 16%	SIDING = 56%
MASONRY = 43%	MASONRY = 28%
ROOF = 23%	ROOF = 7%
EAST ELEVATION	**WEST ELEVATION**
GLASS = 8%	GLASS = 8%
SIDING = 35%	SIDING = 35%
MASONRY = 55%	MASONRY = 55%
ROOF = 2%	ROOF = 2%



4 *WEST ELEVATION*
SCALE: 1/8" = 1'-0"

2 *SOUTH ELEVATION*
SCALE: 1/8" = 1'-0"



3 *EAST ELEVATION*
SCALE: 1/8" = 1'-0"

1 *NORTH ELEVATION - BLUE BUILDING TYPE*
SCALE: 1/8" = 1'-0"

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ARCHITECT:
JUSTIN S. GILMORE
LEVEL 5 ARCHITECTURE

PROJECT INFORMATION:

SOUTH MITCHELL DEVELOPMENT

TOWNHOMES

SOUTH MITCHELL ROAD & RIVER BIRCH DRIVE, MANSFIELD, TX 76063

PROJECT NUMBER: YY-##
ISSUE DATE: MM/DD/YYYY
REVISIONS:

ZC#23-006

SHEET NAME:

EXHIBIT C

SHEET NUMBER:

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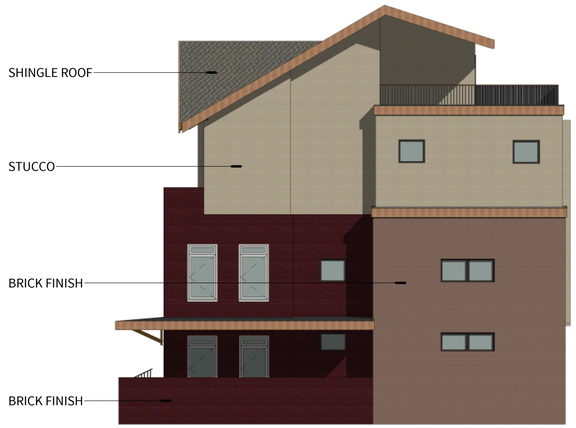
MATERIAL CALCULATION

NORTH ELEVATION	SOUTH ELEVATION
GLASS = 18%	GLASS = 9%
STUCCO = 16%	STUCCO = 58%
MASONRY = 44%	MASONRY = 23%
ROOF = 22%	ROOF = 10%
EAST ELEVATION	**WEST ELEVATION**
GLASS = 7%	GLASS = 7%
STUCCO = 35%	STUCCO = 35%
MASONRY = 53%	MASONRY = 53%
ROOF = 5%	ROOF = 5%



4 WEST ELEVATION
SCALE: 1/8" = 1'-0"

2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

3 EAST ELEVATION
SCALE: 1/8" = 1'-0"

1 NORTH ELEVATION - YELLOW BUILDING TYPE
SCALE: 1/8" = 1'-0"

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ARCHITECT:
JUSTIN S. GILMORE
LEVEL 5 ARCHITECTURE

PROJECT INFORMATION:

SOUTH MITCHELL DEVELOPMENT

TOWNHOMES

SOUTH MITCHELL ROAD & RIVER BIRCH DRIVE, MANSFIELD, TX 76063

PROJECT NUMBER: YY-##
ISSUE DATE: MM/DD/YYYY
REVISIONS:

ZC#23-006

SHEET NAME:

EXHIBIT C

SHEET NUMBER:

SD05

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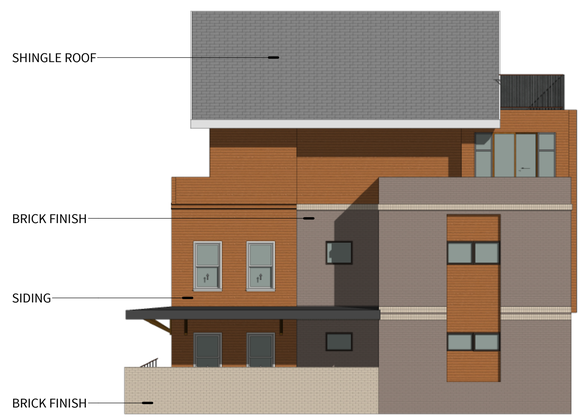
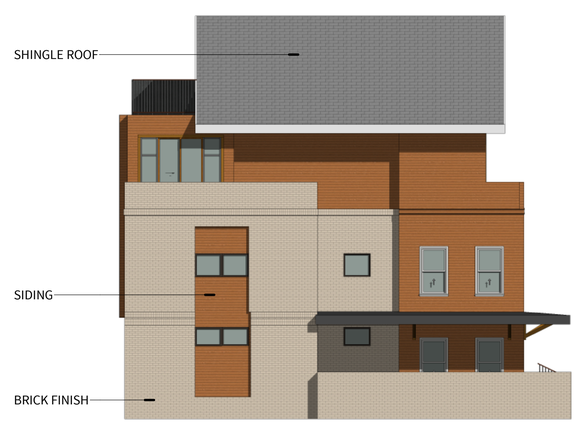
MATERIAL CALCULATION

NORTH ELEVATION	SOUTH ELEVATION
GLASS = 15%	GLASS = 7%
SIDING = 31%	SIDING = 59%
MASONRY = 35%	MASONRY = 28%
ROOF = 19%	ROOF = 6%
EAST ELEVATION	**WEST ELEVATION**
GLASS = 8%	GLASS = 8%
SIDING = 27%	SIDING = 27%
MASONRY = 39%	MASONRY = 39%
ROOF = 26%	ROOF = 26%



4 *WEST ELEVATION*
SCALE: 1/8" = 1'-0"

2 *SOUTH ELEVATION*
SCALE: 1/8" = 1'-0"



3 *EAST ELEVATION*
SCALE: 1/8" = 1'-0"

1 *NORTH ELEVATION - RED BUILDING TYPE*
SCALE: 1/8" = 1'-0"

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ARCHITECT:
JUSTIN S. GILMORE
LEVEL 5 ARCHITECTURE

PROJECT INFORMATION:

SOUTH MITCHELL DEVELOPMENT

TOWNHOMES

SOUTH MITCHELL ROAD & RIVER BIRCH DRIVE, MANSFIELD, TX 76063

PROJECT NUMBER: YY-##
ISSUE DATE: MM/DD/YYYY
REVISIONS:

ZC#23-006

SHEET NAME:

EXHIBIT C

SHEET NUMBER:

SD06

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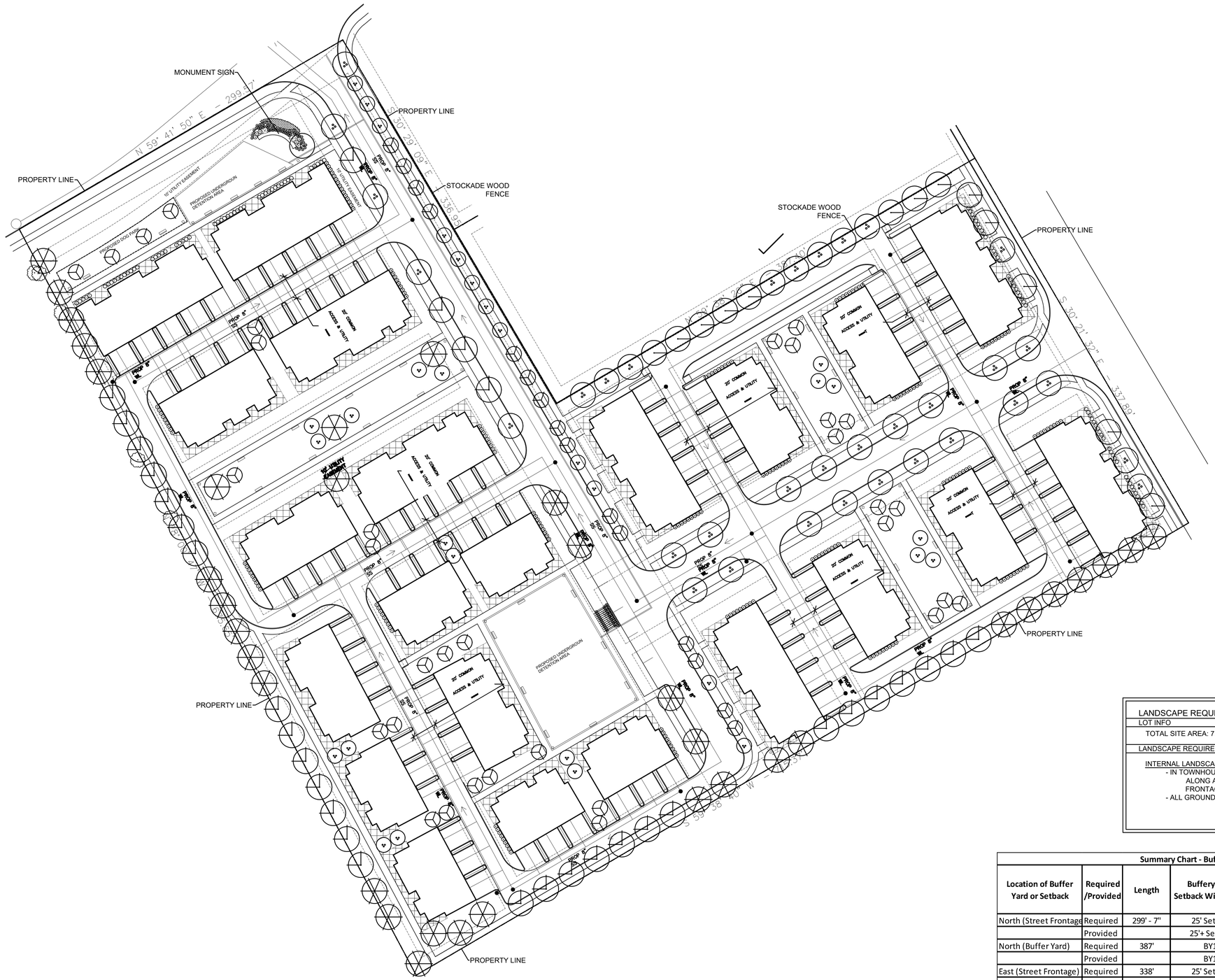

LANDSCAPE REQUIREMENTS

LOT INFO

TOTAL SITE AREA: 7.87 AC (342,800 S.F.)

LANDSCAPE REQUIREMENTS

INTERNAL LANDSCAPE REQUIREMENTS:

- IN TOWNHOUSE DEVELOPMENTS EVERGREEN SHRUBS ARE REQUIRED ALONG A MINIMUM OF 50% OF A BUILDING FACING A STREET FRONTAGE.
- ALL GROUND EQUIPMENT TO BE SCREENED BY EVERGREEN SHRUBS.

Summary Chart - Buffer Yards/Setbacks

Location of Buffer Yard or Setback	Required /Provided	Length	Bufferyard or Setback Width/Type	Canopy Trees	Ornamental Trees	Shrubs	Screening Wall/Device Height & Material
North (Street Frontage	Required	299' - 7"	25' Setback	7.5			
	Provided		25'+ Setback	0			
North (Buffer Yard)	Required	387'	BY10	15.5			SW6
	Provided		BY10	16			SW6
East (Street Frontage)	Required	338'	25' Setback	8.5			
	Provided		25'+ Setback	9			
East (Buffer Yard)	Required	337'	BY10		14		SW6
	Provided		5' Setback		14		SW6
South	Required	715'	BY10	28.6			
	Provided		BY10	29			
West	Required	675'	BY10	27			
	Provided		BY10	27			

1 LANDSCAPE PLAN

SCALE: 1" = 40'-0"

0 40 80

GRAPHIC SCALE IN FEET

N

ISSUES:

1 10-12-23 SITE PLAN SUBMITTAL

REVISIONS:

CLIENT:

LEVEL 5 DESIGN GROUP
501 E. Broad Street
Mansfield, Texas 76063

SOUTH MITCHELL DEVELOPMENT

MANSFIELD, TEXAS

mdg landscape architects
MEEKS DESIGN GROUP, INC.
1755 N. COLLINS BLVD., SUITE 300
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REGISTERED LANDSCAPE ARCHITECT
BRADON H. GRAY
2485
STATE OF TEXAS
10-12-23

ZC#23-006

EXHIBIT D

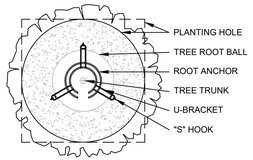
MANSFIELD, TEXAS

JOB NUMBER: LEV-2201

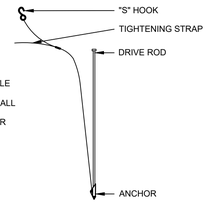
LANDSCAPE PLAN

LP0.01

TREE STAKE SOLUTIONS, LLC.
9973 FM 521 Road
Rosharon, Texas 77583
www.treestakesolutions.com
Phone: 281-778-1400
Mobile: 903-676-6143
Fax: 281-778-1425



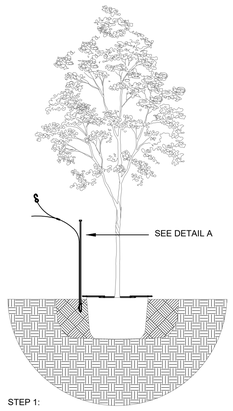
PLAN



DETAIL A

NOTES:

1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWING.
3. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
4. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
5. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.treestakesolutions.com

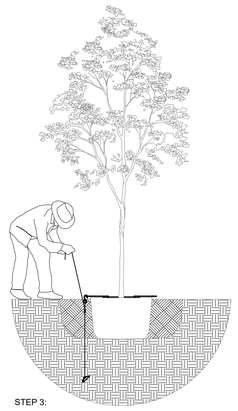


STEP 1:

- SET TREE IN PLANTING PIT
- PLACE ANCHOR WITH RING SIDE DOWN AGAINST TOP OF ROOTBALL
- CENTER ROOT ANCHOR'S INNER RING(S) AROUND TRUNK OF TREE
- ALIGN DRIVE ROD AS CLOSE AS POSSIBLE TO OUTSIDE EDGE OF U-BRACKET

STEP 2:

- DRIVE ANCHOR STRAIGHT DOWN INTO UNDISTURBED SUBBASE SOIL TO RECOMMENDED DEPTH AS PER TREE SIZING CHART BELOW

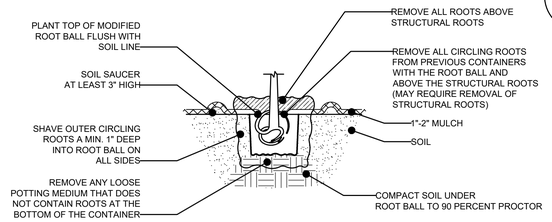


STEP 3:

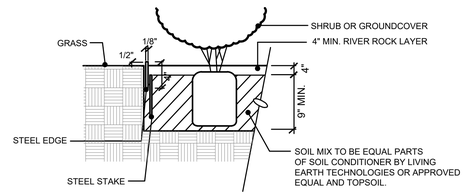
- REMOVE DRIVE ROD
- REPEAT STEPS 1 & 2 FOR ALL THREE (3) ANCHOR LOCATIONS
- PULL BACK ON STRAP APPROXIMATELY 3" FOR THE V-68 ANCHOR, OR 6" TO 7" FOR THE V-88 ANCHOR TO SET ANCHOR INTO A HORIZONTAL OR LOCKED POSITION. A FULCRUM MAY BE REQUIRED TO ASSIST IN SETTING THE ANCHOR.
- PLACE "S" HOOK OVER THE END OF THE U-BRACKET
- PULL STRAP(S) UP VERTICALLY UNTIL ROOT ANCHOR RINGS BITE INTO THE TOP OF THE ROOT BALL AND U-BRACKETS ARE SETTING FLUSH ON TOP OF THE ROOT BALL
- TIE EXCESS STRAPS OFF TO THE U-BRACKET ALLOWING ENOUGH REMAINING STRAP TO ADJUST TREE, IF NECESSARY

ROOT ANCHOR ITEM#	ROOT BALL & CONTAINER SIZE	QUANTITY & ANCHOR SIZE
15-BG	10 / 15 Gallon or 17" root ball	3 - V68 Anchors
30-BG	20 / 39 Gallon or 22" root ball	3 - V68 Anchors
45/65-BG	45 / 65 Gallon or 27-30" root ball	3 - V68 Anchors
100-BG	95 / 100 Gallon or 36" root ball	3 - V68 Anchors
150-BG	150 Gallon or 42" root ball	3 - V68 Anchors
200-BG	200 Gallon or 48" root ball	3 - V88 Anchors
300-BG	300 Gallon or 58" root ball	3 - V88 Anchors
CUSTOM-BG	Root Balls larger than 60"	

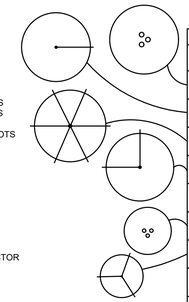
1 **TREE PLANTING DETAILS**
NTS



2 **CONTAINER GROWN TREE DETAIL**
NTS



3 **BED-PREP WITH STEEL EDGE**
NTS



PLANT LEGEND

SYM	BOTANICAL NAME	COMMON NAME	QUAN	SIZE	REMARKS
	SHADE TREES				
CE	Ulmus crassifolia	Cedar Elm	35	3.5" Cal. min.	10'-12' HT
BO	Quercus virginiana	Bur Oak	13	3.5" Cal. min.	10'-12' HT
LO	Quercus virginiana	Live Oak	35	3.5" Cal. min.	10'-12' HT
TA	Fraxinus texensis	Texas Ash	32	3.5" Cal. min.	10'-12' HT
	ORNAMENTAL TREES				
CM	Lagerstroemia Indica 'Natchez'	Crepe Myrtle 'Natchez'	31	8'-10' HT	Multi-trunk, 3-5 canes, min. 1" cal. Per cane
YH	Ilex Vomitoria	Yaupon Holly	48	8'-10' HT	Multi-trunk, 3-5 canes, min. 1" cal. Per cane
	SHRUBS				
AS	Salvia greggii	Autumn Sage	25	3 Gal.	24" min. ht, 18" min. spread
AB	Abelia x grandiflora	Glossy Abelia	102	3 Gal.	24" min. ht, 18" min. spread
MG	Miscanthus sinensis	Maiden Grass	19	3 Gal.	24" min. ht, 18" min. spread
PD	Loropetalum sinense	Loropetalum	6	3 Gal.	24" min. ht, 18" min. spread
TS	Leucophyllum frutescens	Texas Sage	195	3 Gal.	24" min. ht, 18" min. spread
	GROUNDCOVER				
SC		Seasonal Color	180	4" Pots	
SS	Cynodon spp.	Tifway 419 Bermuda			Solid Sod

LANDSCAPING NOTES

1. ALL PLANT MATERIAL SHALL MEET THE LATEST REQUIREMENTS OF THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1).
2. ALL NEW PLANT MATERIAL SHALL BE PLANTED AND MAINTAINED IN ACCORDANCE WITH THE LATEST EDITION OF THE AMERICAN NATIONAL STANDARDS INSTITUTE REQUIREMENTS FOR TREE, SHRUB, AND OTHER WOODY PLANT MAINTENANCE (ANSI A300 PARTS 1 THROUGH 6).
3. PROVIDE ADJUSTABLE BUBBLERS ON ALL TREES IN ORDER TO MEET THE SPECIFIC HYDROLOGIC REQUIREMENTS OF NEWLY PLANTED TREES IN ACCORDANCE WITH TCEQ.
4. DRIP EMITTERS (BUBBLERS) SHALL BE INSTALLED AT EACH TREE LOCATION AND OPERATE ON VALVES SEPARATE FROM THE SPRAY ZONES.
5. NO TREE SHALL BE PLANTED CLOSER THAN 5 FEET FROM ANY UNDERGROUND PUBLIC WATER AND WASTEWATER LINE.
6. NO TREE SHALL BE PLANTED CLOSER THAN 4 FEET FROM IMPERVIOUS COVER.
7. FENCES, LANDSCAPING AND OTHER ITEMS WILL NOT BE INSTALLED IN LOCATIONS WHERE THEY WILL OBSTRUCT THE VISIBILITY OF, OR ACCESS TO, FIRE HYDRANTS OR FIRE DEPARTMENT CONNECTIONS (FDC).

TYPICAL PLANTING NOTES

1. ALL PLANT MATERIAL LOCATIONS SHALL BE STAKED IN THE FIELD BY THE CONTRACTOR AND APPROVED BY THE OWNER / LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
2. FINE GRADING SHALL BE PERFORMED IN ALL AREAS TO BE SEEDED/SODDED. FINE GRADING SHALL INCLUDE THE REMOVAL OF DEBRIS, ROCKS, ETC. FROM THE SITES AND INSURE POSITIVE DRAINAGE IN ALL AREAS SEEDED/SODDED.
3. THE CONTRACTOR SHALL VERIFY ALL BUILDING SETBACK LINES, EASEMENT LINES, AND VISIBILITY LINES IN THE FIELD PRIOR TO CONSTRUCTION.
4. THE CONTRACTOR SHALL VERIFY LOCATIONS OF ALL UTILITIES, SHOWN ON THIS PLAN AND NOT SHOWN ON THESE PLANS, IN THE FIELD PRIOR TO COMMENCEMENT OF WORK.
5. PROVIDE POSITIVE DRAINAGE AWAY FROM ALL SITE FEATURES.
6. STEEL EDGING SHALL BE INSTALLED AT ALL LOCATIONS WHERE PLANT MATERIALS MEET TURF AREAS.

CONTRACTOR IS RESPONSIBLE FOR ALL PLANT MATERIAL SHOWN ON PLANTING PLANS. THE PLANT LIST IS TO BE USED FOR PLANT NAMES, SYMBOLS, SIZES AND SPACING. QUANTITIES SHOWN ARE FOR COMPARISON AND SHOULD ONLY BE USED FOR BIDDING OR PRICE QUOTES.

1 PLANT LIST AND DETAILS

ISSUES:
1 10-12-23 SITE PLAN SUBMITTAL

REVISIONS:

CLIENT:
LEVEL 5 DESIGN GROUP
501 E. Broad Street
Mansfield, Texas 76063

SOUTH MITCHELL DEVELOPMENT
MANSFIELD, TEXAS

landscape architects
MEEKS DESIGN GROUP, INC.
1755 N. COLLINS BLVD., SUITE 300
RICHARDSON, TX 75080
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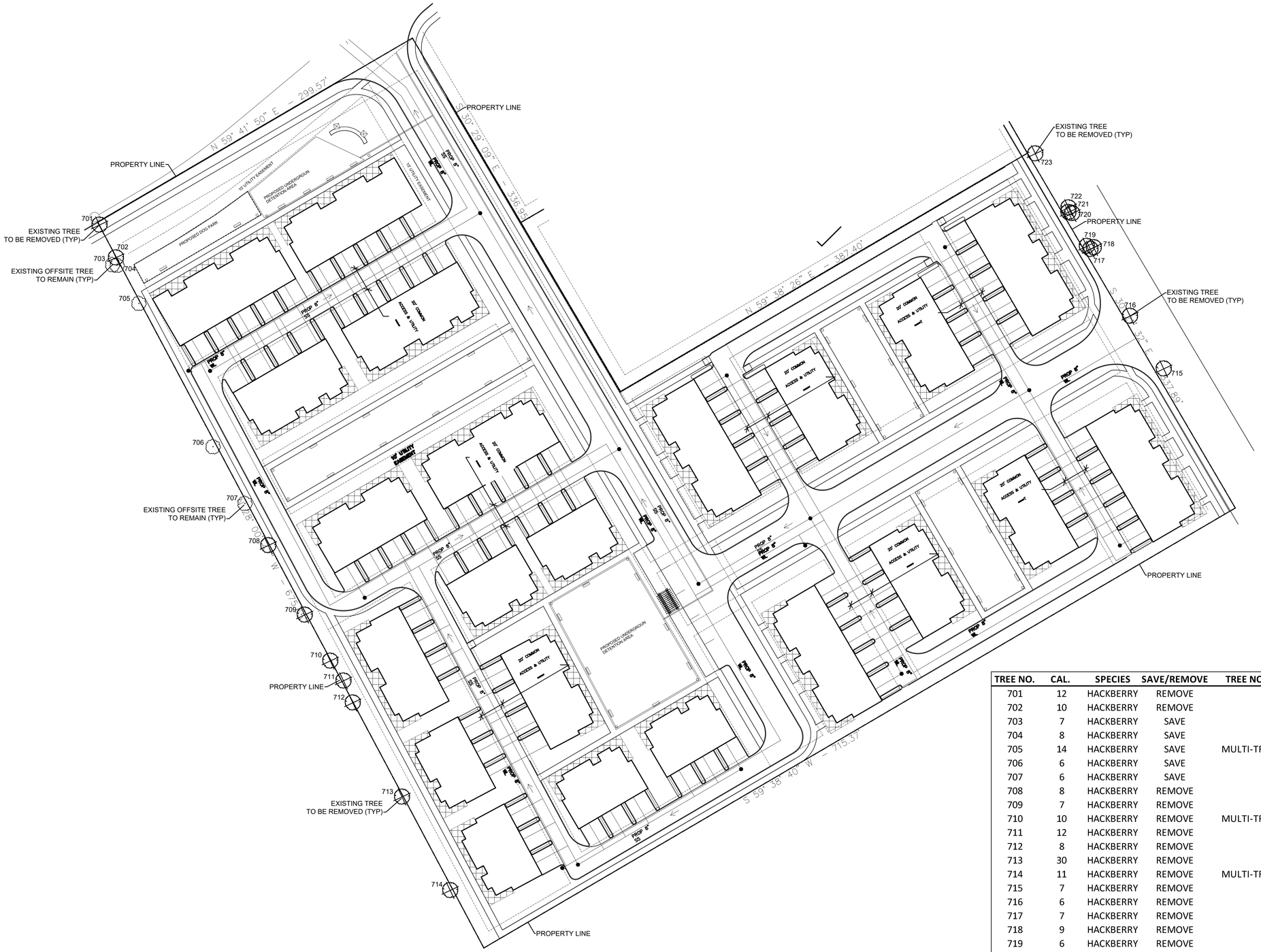
F (972) 690-7878

REGISTERED LANDSCAPE ARCHITECT BRANDON H. BALL 2495 STATE OF TEXAS
10-12-23

ZC#23-006
EXHIBIT D
MANSFIELD, TEXAS
JOB NUMBER: LEV-2201

PLANT LIST AND DETAILS

LP0.02



TREE NO.	CAL.	SPECIES	SAVE/REMOVE	TREE NOTES	NOTES	MITIGATION
701	12	HACKBERRY	REMOVE			12
702	10	HACKBERRY	REMOVE			10
703	7	HACKBERRY	SAVE		OFFSITE	
704	8	HACKBERRY	SAVE		OFFSITE	
705	14	HACKBERRY	SAVE	MULTI-TRUNK	OFFSITE	
706	6	HACKBERRY	SAVE		OFFSITE	
707	6	HACKBERRY	SAVE		OFFSITE	
708	8	HACKBERRY	REMOVE			8
709	7	HACKBERRY	REMOVE			7
710	10	HACKBERRY	REMOVE	MULTI-TRUNK		10
711	12	HACKBERRY	REMOVE			12
712	8	HACKBERRY	REMOVE			8
713	30	HACKBERRY	REMOVE			30
714	11	HACKBERRY	REMOVE	MULTI-TRUNK		11
715	7	HACKBERRY	REMOVE		ROW EXEMPT	
716	6	HACKBERRY	REMOVE		ROW EXEMPT	
717	7	HACKBERRY	REMOVE		ROW EXEMPT	
718	9	HACKBERRY	REMOVE		ROW EXEMPT	
719	6	HACKBERRY	REMOVE		ROW EXEMPT	
720	6	HACKBERRY	REMOVE		ROW EXEMPT	
721	7	HACKBERRY	REMOVE		ROW EXEMPT	
722	7	HACKBERRY	REMOVE		ROW EXEMPT	
723	11	HACKBERRY	REMOVE	MULTI-TRUNK	ROW EXEMPT	
	215					108

1 TREE PRESERVATION PLAN
SCALE: 1" = 40'-0"

0 40 80
GRAPHIC SCALE IN FEET

N

ISSUES:
1 10-12-23 SITE PLAN SUBMITTAL

REVISIONS:

CLIENT:
LEVEL 5 DESIGN GROUP
501 E. Broad Street
Mansfield, Texas 76063

SOUTH MITCHELL DEVELOPMENT

MANSFIELD, TEXAS

mdg landscape architects
MEEKS DESIGN GROUP, INC.
1755 N. COLLINS BLVD., SUITE 300
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REGISTERED LANDSCAPE ARCHITECT
BRADON H. GRAY
2485
STATE OF TEXAS
10-12-23

ZC#23-006
EXHIBIT D
MANSFIELD, TEXAS
JOB NUMBER: LEV-2201

TREE PRESERVATION PLAN

TS-1

ZC#23-006
EXHIBIT E

DREAMSVILLE MANSFIELD, PLANNED DEVELOPMENT DISTRICT REGULATIONS

PURPOSE AND INTENT:

The purpose and the intent of this Dreamsville Mansfield Planned Development District (this "PD, PLANNED DEVELOPMENT DISTRICT"), is to provide a distinct set of regulations that will produce a new housing community on an infill parcel of land for a multigenerational development that is not only aesthetically pleasing in all aspects, but carries an efficient use of infill development.

APPLICABILITY:

A. All proposed development shall be in accordance with the provisions 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.

B. The provisions of Chapter 155 of the Mansfield Code of Ordinances (Zoning Ordinance) shall continue to be applicable to all issues not covered by the regulations found in this PD, Planned Development District.

C. In the event of a conflict between these PD, Planned Development District standards and the Zoning Ordinance, as amended, the standards that are set forth herein shall prevail.

D. In the event of a conflict between these PD, Planned Development District standards and the standards that are specified elsewhere in text and tables, the standards that are set forth herein shall prevail.

E. In the event of a conflict between these PD, Planned Development District standards and any other codes, ordinances, regulations, or standards as adopted by the City of Mansfield, Texas, the standards that are set forth herein shall prevail.

DESCRIPTIONS OF DEVELOPMENT TRACT:

Development pursuant to the provisions of this PD, Planned Development District, is regulated in accordance with the intensity of the residential uses permitted, according to the following legally descripted tract:

A. DEVELOPMENT TRACT OF LAND LOCATED IN THE SAMUEL MITCHELL SURVEY, ABSTRACT NO. 593 (EXHIBIT A)

DEVELOPMENT PLAN:

For the purpose of this PD, Planned Development District, a site plan and illustrative renderings of the dwelling unit types are attached hereto, respectively, as "EXHIBIT B - SD01" (collectively the "DEVELOPMENT PLAN") to achieve the following:

A. To establish all required setbacks and buffers for the property in the locations identified on the Development Plan;

B. To identify the uses of the dwelling units and clarify business applications within the dwelling units.

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 such as the context applies.

ANCILLARY ROOF: A secondary structure attached to the principal structure, typically in the form of a one-story structure attached to a two-story structure.

ARCH: A curved symmetrical structure spanning an opening and typically supporting the weight of a bridge, roof, or wall above it.

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

AWNING: A fixed or movable shading structure, and cantilevered or otherwise entirely supported from a building, used to protect outdoor spaces from sun, rain, and other natural conditions.

BROWNSTONE: A single-family dwelling that shares a party wall with another of the same type and it occupies the full width of the front lot line (SYNONYM: ROW HOUSE, SINGLE-FAMILY ATTACHED).

BUILDING ELEVATION: An exterior wall of a building.

BUILDING FRONTAGE: The area between a building elevation and the public right-of-way, it is inclusive of its built and planted components.

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

DRIVEWAY: A vehicular lane within a lot, often leading to a garage.

DOORYARD FRONTAGE: A building frontage type with a shallow setback and a front garden or a patio, usually with a low wall or hedge at the lot line, minimum of 3’-0” (VARIANT: LIGHTWELL, LIGHT COURT).

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

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.

PIER: A solid support that is designed to sustain vertical pressure.

ZC#23-006
EXHIBIT E

PORCH: An open-air room appended to a building, with floor and roof, but no walls on at least two (2) sides. Typical porch provided on sheet “EXHIBIT B - SD01”. Minimum depth is 5’-0” and width of 10’-0”.

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 located to the rear of lots providing access to accessory buildings, service areas, and parking, and may contain utility easements.

STOOP 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. Typical stoop provided on sheet “EXHIBIT B - SD01”

STORY: A habitable level within a building, excluding an attic or a raised basement.

GENERAL SITE AND BUILDING STANDARDS:

A. CONSIDERATIONS FOR UTILITIES.

1. Utilities shall be placed underground.
2. Utility services may require easements at the front, side, or rear lot lines for meters, pedestals, and other equipment requirements.

B. CONSIDERATIONS FOR LANDSCAPING.

1. All landscaping plans shall require approval by the Director of Planning.
2. All topographic transitions between improvements and existing grades or between lots shall appear to be natural slopes or to be garden terraces. In the event natural slopes or garden terraces are not possible, retaining walls may be used, at a maximum height of 2’-09, subject to review and approval by the Director of Planning.
3. All removal of trees larger than six (6) inches caliper shall require approval by the Director of Planning.

C. CONSIDERATIONS FOR LIGHTING.

1. Exterior light fixtures shall be compatible with the architectural style of the building to which they are attached.
    a. Uplighting, floodlighting, and wall washing lighting shall be prohibited.
2. Garage doors opening onto a rear alley shall provide a light fixture with a photocell that lights from dusk to dawn.

ZC#23-006
EXHIBIT E

SITE AND BUILDING STANDARDS SPECIFIC TO SINGLE-FAMILY ATTACHED (BROWNSTONES):

The site and building standards provided below shall be specific to construction the legally described property in "EXHIBITA" and intended to allow only for single-family attached residential uses (i.e., brownstones) situated on individually platted lots.

A. PERMITTED USES.

1. The uses permitted for lots shall be expressly limited to the following:

   a. Brownstone.
   b. Home Office shall be limited to Professional Services.

B. LOT ORIENTATION.

1. All lots shall front on a street or a civic space.

2. All lots shall be accessed from a rear alley.

C. LOT SIZE AND LOT OCCUPATION.

1. The minimum lot size shall be a minimum of 1,800 square feet.

   a. The minimum lot width shall be 22 feet.
   b. The minimum lot depth shall be 80 feet.
   c. The minimum lot frontage shall be 20 feet.

2. The maximum lot coverage for all principal buildings and their accessory buildings shall not exceed 70 percent.

3. The minimum habitable area for a principal building shall be 1,500 square feet of enclosed space, not including garages, patios, and porches.

D. BUILDING SETBACKS.

1. General:

2. Only one (1) principal dwelling unit may be built on each lot

3. Principal Buildings:

   a. Minimum front yard — 5 feet.
   b. Minimum side yard — 0 feet.
   c. Minimum rear yard — 5 feet.

4. Accessory buildings.

   a. Applicable regulations and restrictions for accessory building

setbacks per Section 155.099 of the Mansfield Code of Ordinances shall apply.

E. BUILDING HEIGHT.

1. General:

a. Building height is limited by stories, and is measured from highest adjacent sidewalk grade. Stories shall not exceed more than 14 feet in height.

b. Building height shall be measured from finished floor to finished ceiling.

c. Below grade stories do not count towards height calculations, provided they do not extend more than four (4) feet above the sidewalk grade.

d. Chimneys, cupulas, antennae, vents, elevator bulkheads, stair housing, and other uninhabited elements do not count towards building height.

2. Principal buildings.

a. Principal buildings shall have a minimum height of three (3) stories and be limited to a maximum height of three and a half (3.5) stories.

b. Principal buildings shall have a minimum ceiling height of ten (10) feet at the first story.

B. BUILDING FRONTAGES.

1. General:

a. Lots fronting on two (2) or more streets or civic spaces shall have building frontages along each street or civic space. Identified on Site Plan Notes on sheet “EXHIBIT B – SD01”

b. Balconies, bay windows, and such are permitted to encroach into the front setback up to 100 percent of its depth.

c. In order to encourage diversity in design, building frontages shall vary from lot to lot.

d. All brownstones shall provide a dooryard frontage or a stoop frontage.

2. Dooryard frontages:

a. Dooryards may be raised a minimum of two (2) feet from average sidewalk grade at the frontage.

b. Fences or walls shall be provided as a part of the dooryard.
c. All dooryards shall be no less than five (5) feet deep.
d. All dooryard fences and walls shall be four (4) feet in height.
e. All dooryards shall be bound by fences or walls on three (3) sides.
f. An evergreen hedge may replace a fence or wall.
g. Dooryards may be paved in brick, cobble, or stone.

3. Stoop frontages:

a. All stoops shall be no less than five (5) feet in depth.
b. All stoops shall be between four (4) and six (6) feet in width.
c. All stoops shall be covered by a pitched roof structure.
d. Stoops may encroach into the front setback up to 100 percent of its depth.
e. Stoops may be recessed into the main volume of the brownstone where front setbacks are less than five (5) feet.

C. PARKING REQUIREMENTS.

1. General:

a. A minimum of two (2) parking spaces shall be provided for each principal dwelling unit and located within a garage.
b. Required parking shall be accessed from a rear alley and the required parking shall be oriented to the rear of the lot.
c. All garages shall be configured in one (1) of the following orientations, as generally described below:
(i) Rear-entry, within the principal dwelling unit volume:
(ii) The garage shall be set toward the rear of the principal dwelling unit volume.

D. ARCHITECTURE.

1. General.

a. Block based architecture diversity shall include special details to enhance the distinctiveness of each unit. This may include changes in color, material, height, entry portico, stoops, railings, et cetera. Site Plan located on sheet “EXHIBIT B – SD01” shows different colors to represent each block based architecture units.
b. There shall be no more than five (5) principal dwelling units attached under
the same roof.

2. Walls.

a. More than two (2) building wall materials shall be used on the exterior
of a brownstone, excluding bay windows, patios, porches, exterior shutters, trim, and such.
b. Building walls shall be finished in brick or stone. Cementitious fiber board,
stucco, and wood can 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 building 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.) are prohibited.

c. The heavier of the building wall materials shall be located below the light (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 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 that it complements an architectural style and that it minimizes glare.

b. Principal roofs, where low-slope (i.e., flat), shall be surrounded on all sides by a horizontal parapet wall 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 dwelling units shall have a limit for door and window openings in building elevations that are set along a street or a civic space. No less than 15 percent and no more than 40 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 building elevations fronting 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 or composite wood and may have glass or framed panels.

5. Attachments.

a. Chimneys, where visible, shall be clad in brick, stone, or stucco.
   (i) All chimneys 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 made of 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.

I. STREETSCAPE STANDARDS.

1. Private streets shall be paved in concrete, and they may be paved in other surface materials including asphalt, brick, cobble, or stone subject to review and approval by the Director of Planning.
2. Private streets shall have street trees planted on center, every 30 feet.
3. The minimum sidewalk width shall be five (5) feet.
4. The minimum parkway width shall be four (4) feet.
5. Rear Alleys:
   a. The minimum width of the access easement for an alley shall be 20 feet and shall have a minimum pavement width of 14 feet.

J. SITE PLAN.

1. Development shall require a site plan subject to review and approval by the Director of Planning. Such site plan shall be reviewed and approved prior to platting and the issuance of any building permit. The site plan shall be prepared and submitted to demonstrate compliance with all the provisions for development and all other applicable provisions of this PD, Planned Development District and the Mansfield Code of Ordinances. The decision of the Director of Planning regarding the required site plan may be directly appealed to the City Manager or his / her designee.

ZC#23-006
EXHIBIT E

MISCELLANEOUS STANDARDS:

A. BUILDING MECHANICAL AND ROOFTOP MECHANICAL EQUIPMENT

1. Building mechanical equipment including, but not limited to, electric meters, gas meters, water meters, and transformers and refuse storage shall be visually screened.

2. Rooftop mechanical equipment shall be visually screened from all sides by parapet walls or opaque screening enclosures both of which shall be a minimum of twelve (12) inches greater in height than the equipment.

B. COLLECTION RECEPTACLES.

1. All collection receptacles shall be visually screened on all sides by a solid, opaque wall a minimum of six feet in height, and constructed of a material matching the nearest building wall to the satisfaction of the Director of Planning. All access doors into the collection receptacle shall be made of opaque metal matching the height of the solid walls.

C. MANDATORY PROPERTY OWNERS' ASSOCIATION.

1. A mandatory property owners' shall be recorded in the public records of Tarrant County, Texas, and shall be binding upon all purchasers of land within development. The mandatory property owners' association shall be responsible for the maintenance of all on-site parking, lighting, landscape, irrigation, fences, walls, gates (non-vehicular, access control systems, storm water quality and detention systems, private streets, and civic space and amenities.