

May 2022

EXHIBIT “C”

**PARKSIDE ADDITION
(22’ wide alley served lots, and modified C-2 commercial zoning)**

PLANNED DEVELOPMENT CONDITIONS ADDENDUM TO DEVELOPMENT PLAN

**APPLICANT: SKORBURG COMPANY
ZC# 21-023**

A. GENERAL:

1. The existing provisions of the City of Mansfield, Texas Zoning Ordinance shall continue to be applicable to issues not covered by these PD, planned development district standards for Parkside Addition.
2. In the event of a conflict between these PD, planned development district standards, and those of the City of Mansfield, Texas Zoning Ordinance, as amended, the provisions set forth herein shall take precedence.

B. SITE DESIGN:

1. The Developer shall design and provide a mews generally running in a north-south direction and run the entire length of the development from the northernmost corner of the commercial buildings to the southernmost street. The dimensions of the mews shall be adequate to allow for structured or unstructured recreation. The aesthetic quality of the mews, including sidewalks that are dedicated exclusively to pedestrians, shall be as generally shown in Diagram 1, and subject to the approval of the Director of Planning.
2. The Developer shall design and provide a water fountain (or other similar water feature subject to the approval of the Director of Planning) as generally shown in Diagram 2 within the center of the mews.
3. The Developer shall design and provide a small open space for furniture games (i.e., bocci ball) as shown on the site plan. Such small open space shall be enclosed on all sides, with the exception of openings for pedestrian access, by a wall constructed of brick or stone and three (3) feet in height along all sides (with the exception that a portion of the exterior wall along Walnut Creek Drive may also

incorporate into the wall a community sign that may exceed three (3) feet in height subject to the approval of the Director of Planning). The small open space shall have characteristics of aesthetic quality and design similar to the small open space shown in Diagram 3 (no playground shall be installed in this area).

4. All setbacks shall be as defined on the Development Plan.
- C. GARAGE ORIENTATION: All townhome lots within Parkside Addition shall be alley-served.
- D. STREET TREES: Canopy trees at least three (3) inches caliper in size at the time of planting shall be planted between the sidewalk and street section, with a minimum of one (1) canopy tree for each 22' wide lot.
- E. ELEVATION CONTROLS: In order to encourage architectural variety on a continuous block, the building facades for the townhouses will not have repeating elevations/materials across the street and on either side of the subject building. A different combination or an intermix of materials shall be incorporated for the townhomes within these parameters. In addition:
1. Each lot created for the construction of a townhome abutting a portion of Walnut Creek Drive shall be designed so that:
 - a. The front building façade faces Walnut Creek Drive; AND
 - b. The front yard is designed as a dooryard in the manner described below.
 2. Examples of representative materials, photos, and elevations for the townhome lots are included in Diagram 6. All buildings shall comply with the architectural requirements of this planned development ("PD").
- F. HOMEOWNERS ASSOCIATION: A Homeowners Association ("HOA") shall be incorporated, and each lot/homeowner shall be a mandatory member. The bylaws of this association shall establish a system of payment of dues; a system of enforcement of its rules and regulations; shall establish a clear and distinct definition of the responsibility of each member; and other provisions as deemed appropriate to secure a sound and stable association. In addition to maintaining all residential common areas, the HOA shall be

responsible for maintaining the front yards and side yard space between buildings. The commercial development shall be required to maintain its own common areas.

G. MINIMUM HOUSE SIZES: The minimum floor area for each home shall be 1,500 square feet.

H. ARCHITECTURAL STANDARDS:

1. Masonry Requirements: With the exception of openings for doors and windows only, a minimum of 80 percent of each building wall shall be fired-clay brick, cast stone, stone, or stucco. In addition:
 - a. Exterior insulated finishing systems (E.I.F.S.) is not a permitted material.
 - b. Doors and windows shall be recessed a minimum of three (3) inches in building facades constructed of brick, stone, or stucco. Flush mounted windows are prohibited.
2. Construction Standards: All homes will be constructed with fire suppression walls with resistance ratings certified for United States.
3. Required Architectural Features for Dwellings Only:
 - a. Each dwelling shall be required to provide a dooryard, a patio, a porch, or a stoop along the front building façade except as provided below.
 - i. A dooryard shall only be required for each dwelling with frontage along Walnut Creek Drive.
 - b. All dooryards, patios, porches, and stoops shall be designed and constructed as provided below:
 - i. Patios:
 - All patios, where provided, shall be a minimum of 60 square feet in area.
 - Patio flooring shall be brick, poured concrete, or stone.
 - ii. Porches:
 - All porches, where provided, shall be a minimum of 60 square feet in area.
 - Porch flooring shall be brick, poured concrete, or stone. Synthetic materials are permitted provided that they have the same appearance as the masonry materials.

iii. Stoops:

- All stoops, where provided, shall be elevated a minimum of two (2) feet above the adjacent sidewalk and shall have minimum depth of four (4) feet.
- Stoops shall be constructed of brick, concrete, or stone material to match the adjacent building façade.

iv. Dooryards:

- All dooryards, where provided, shall be a minimum of five (5) feet in depth and shall be enclosed on three sides by wood slat, wood picket, or ornamental metal fence with a hedge row or decorative shrubs along the interior fence line.
- A wall constructed of the material matching the adjacent building façade shall also be permitted.
- The height of the fence shall be four (4) feet. The gate in the fence shall be made of ornamental metal or wood material.
- Where dooryards are accompanied with a patio, a porch or a stoop meeting the specifications noted above, the minimum depth of the dooryard may be reduced to three (3) feet.

c. All dwellings to be constructed on corner lots or high-visibility lots shall be held to an elevated standard for architecture as depicted on the Development Plan. Wrap-around porches shall be allowed to encroach up to five (5) feet into the side setback.

- i. All corner dwellings at the intersection of two streets shall be required to have a wrap-around porch. The required wrap-around porch shall be at least one (1) story in height. This standard shall apply to fourteen (14) dwellings, and they may be identified on the site plan as such.
- ii. All corner dwellings fronting the mews shall have a two-story wrap-around porch. This standard shall apply to eight (8) dwellings, and they may be identified on the site plan as such.

- iii. The dwelling fronting Walnut Creek Drive and the retention pond shall have a two-story wrap-around porch. This standard shall apply to one (1) dwelling, and it may be identified on the site plan as such.
 - iv. The four (4) dwellings directly adjacent to the water fountain shall be designed to have a substantial increase in glazing (i.e., a substantial increase in the number of openings for windows) on the building elevation fronting the sidewalks, a vegetative wall (i.e., growing ivy or similar) complemented with a change in exterior finish, and other architectural articulations (e.g., change in roof slope, building color, building materials, and projections or recesses) subject to the approval of the Director of Planning.
- d. In addition to the requirement of a dooryard, a patio, a porch, or a stoop on the front building façade, each dwelling shall incorporate four or more of the following architectural features to stimulate visual interest and to ensure building variety:
- i. Awnings or canopies;
 - ii. Balconies (a minimum of 25 square feet in area);
 - iii. Dormers;
 - iv. Offsets between an adjacent building façade (a minimum 12 inches to receive credit);
 - v. Varied front roof lines in building (a minimum 8-foot difference);
 - vi. Sconce lighting;
 - vii. Decorative banding or molding;
 - viii. Decorative overhangs;
 - ix. Eyebrow soldier courses;
 - x. Gables;
 - xi. Bay windows;
 - xii. Front porch columns (all columns shall be a minimum of 12 inches in depth and width);
 - xiii. Ornamental metal railing;
 - xiv. Horizontal banding across individual units of the building; and

- xv. Shutters (shall be of proportions which are identical to the opening for a window and may be operable and useable).
 - e. Garage doors for dwellings that front Walnut Creek Drive shall consist of 2-single car garage doors that are 8' wide with the option of including a roof overhang.
 - f. The first-story windows on rear elevations of dwellings that front Walnut Creek Drive shall incorporate a decorative overhang / awning feature with brackets and/or corbels.
- 4. Roof Pitch: Roofs may be symmetrically pitched a minimum of 6:12 or low-slope (i.e., flat). All flat roofs shall be enclosed on all sides by a parapet wall. Parapet walls shall be no less than 42 inches in height. Roofs for patios, porches, and stoops may be shed, and a minimum of 3:12.
 - 5. Windows: All openings for doors and windows shall be vertical in orientation and rectangular in proportion where visible from streets and civic spaces. Such windows shall also have dividing panes. Square windows shall be subject to the approval of the Director of Planning.
 - 6. Fencing Requirements: Except as specifically provided in this PD, planned development district, all fencing requirements shall comply with the provisions set forth in Section 155.094 (General provisions for all fences and free-standing walls) of the City of Mansfield, Texas Zoning Ordinance, as amended. In addition, the Developer shall install an ornamental metal fence along the eastern boundary of the development. The ornamental metal fence may only have openings large enough for automobile and pedestrian access to the driveway serving Asa Low Intermediate School. Such ornamental metal fencing shall be supplemented with evergreen landscaping subject to the approval of the Director of Planning.

I. COMMERCIAL STANDARDS:

- 1. Architectural Standards:
 - a. Generally, the architectural composition of all front building façades shall be inspired by the images shown in Diagram 4.

- b. With the exception of openings for doors and windows only, a minimum of 80 percent of each building wall shall be fired-clay brick, cast stone, stone or stucco. In addition:
 - i. Exterior insulated finishing systems (E.I.F.S.) is not a permitted material.
 - c. Doors and windows shall be recessed a minimum of three (3) inches in building façades constructed of brick, stone, or stucco. Flush mounted windows are prohibited.
 - d. A minimum of 70 percent of the front building façade between two and 12 feet above the adjacent sidewalk (i.e., the building wall containing the main point of access for pedestrians into the building) shall be glazed in clear glass. A minimum of 50 percent of any building façade facing any civic space or other area for structured or unstructured recreation shall be glazed in clear glass between two and 12 feet above the adjacent sidewalk.
 - i. No more than 10 percent of the required glazing for commercial uses shall be tinted.
 - e. All commercial tenant spaces shall be designed as separate shopfronts. Shopfronts shall be subject to the following design requirements:
 - i. Shopfronts shall be designed with a bulkhead, display window and transom.
 - ii. Bulkheads shall be between 24 and 36 inches in height.
 - iii. Transom windows shall be installed above the bulkhead and display windows.
 - f. All rooftop mechanical equipment shall be fully screened from all sides by parapet walls of which shall be at least 12 inches greater in height than the equipment.
- 2. Sign Standards: Commercial signage will comply with all applicable provisions in Section 155.090 (Sign standards) for the C-2, Community Business District.
- 3. Allowed Uses: The following commercial uses shall be permitted:
 - a. Retail, provided that the specific use shall be further limited to:
 - i. Apparel store.

- ii. Arts and crafts store.
- iii. Bakery (no drive-through facility).
- iv. Bike shop.
- v. Café (no drive-through facility).
- vi. Coffee shop (no drive-through facility).
- vii. Corner market or convenience goods store provided that:
 - a minimum of 40 percent of its retail sales and display area shall be dedicated exclusively to the sale of a general line of food and beverages that are intended for home preparation and consumption;
 - a minimum of 20 percent of its retail space and display area shall be dedicated exclusively to the sale of perishable goods including dairy, fresh produce, fresh meats, poultry, fish and frozen foods;
 - a maximum 10 percent of its retail space and display area of the corner market may be devoted to the sale of alcohol for off-site consumption; AND
 - the retail sale of discount and used merchandise is expressly prohibited.
- viii. Florist.
- ix. Gift store.
- x. Hardware store.
- xi. Ice cream parlor (no drive-through facility).
- xii. Jewelry store.
- xiii. Pet supplies store.
- xiv. Pharmacy (no drive-through facility).
- xv. Restaurant (no drive-through facility).
- xvi. Mobile food vendor.
- b. Personal service, provided that the specific use shall be further limited to:
 - i. Barber.
 - ii. Day spa.

- iii. Dry cleaner (no drive-through facility).
 - iv. Fitness studio.
 - v. Hairdresser.
 - vi. Pet grooming.
 - vii. Salon.
 - viii. Shoe repair.
 - ix. Tailor.
 - c. Office.
 - d. Medical clinic.
 - e. Veterinarian office (without outside animal run or pens).
 - f. Mail center (may be located within or adjacent to corner market or convenience goods store or food service establishment).
4. Minimum Dedication of Commercial Space to Food Service Establishment: A minimum of 2,500 square feet of gross leasable space shall be permanently dedicated to the operation of a restaurant, coffee shop, café, or other similar food service establishment subject to the approval of the Director of Planning and subject to the limitations of this PD, planned development district.
 5. Outdoor Seating and Serving Area: Outdoor seating and serving areas shall be provided adjacent to all sidewalks enclosing the mews as generally shown in Diagram 5.
 6. String Lighting: The sidewalks enclosing the mews within the commercial district shall be adorned with string lighting at frequent intervals to stimulate visual interest and to encourage pedestrian activity.
 7. Prohibited Uses: Any use not listed in Paragraph C above shall be prohibited, including drive-through facilities and outdoor storage.
 8. Required Parking: All commercial uses shall require a minimum of 4.0 assigned parking spaces per 1,000 square feet of gross leasable space.
 9. Outdoor Refuse and Recycling Collection Receptacles: Outdoor refuse and recycling collection receptacles shall be visually screened on all sides by a solid wall a minimum of six (6) feet in height, and that is constructed of a material

matching the adjacent building façade. All access doors into the collection receptacle shall be made of opaque metal matching the height of the solid walls.

10. The commercial component of this planned development shall comply with the C-2, community business district standards except when such standards conflict with the provisions of this PD, planned development district.

DIAGRAM 1:



DIAGRAM 2:



DIAGRAM 3:



DIAGRAM 4:



DIAGRAM 5:



DIAGRAM 6 (page 1 of 4):



DIAGRAM 6 (page 2 of 4):

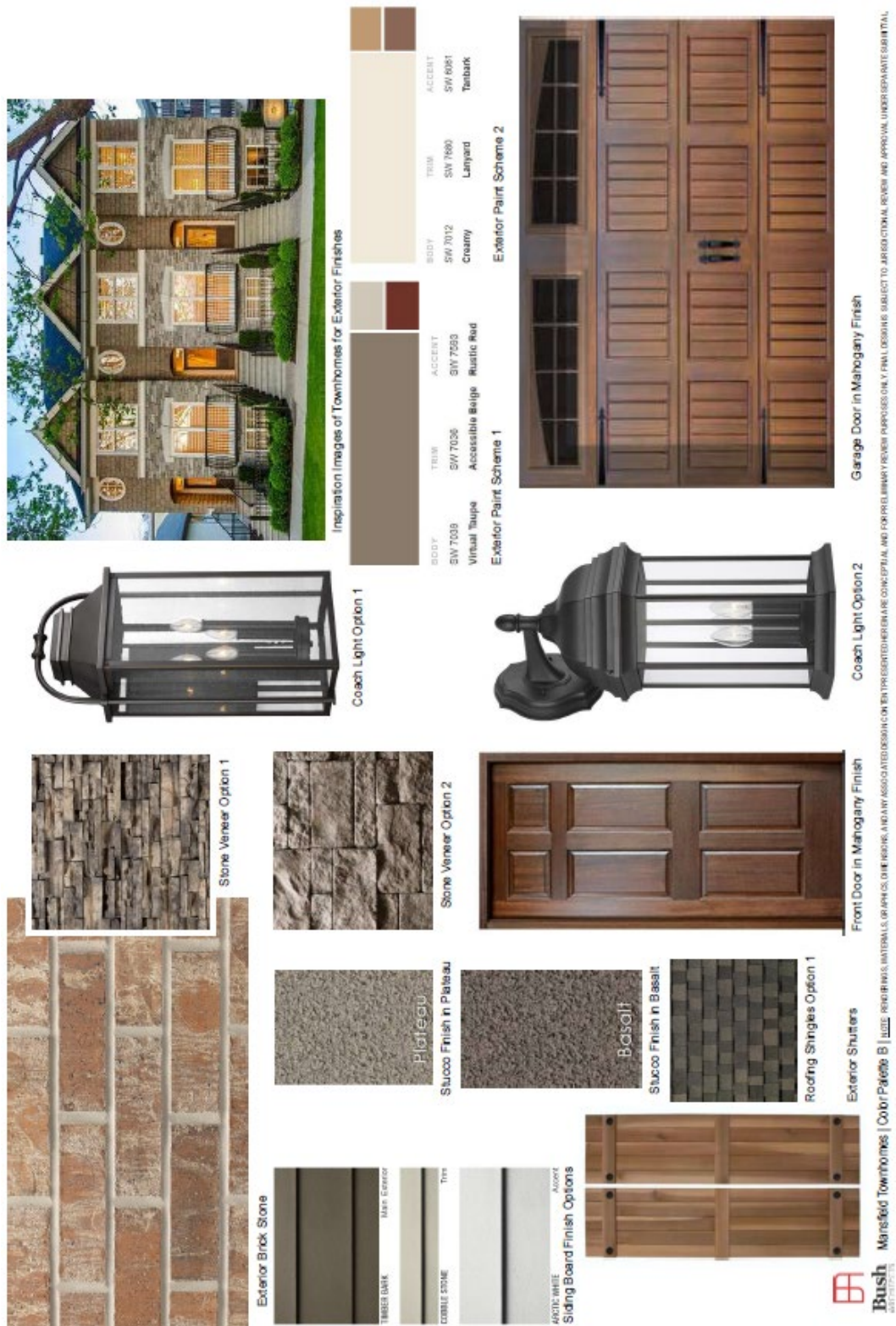


DIAGRAM 6 (page 3 of 4):



DIAGRAM 6 (page 4 of 4):

