



CITY OF MANSFIELD

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

Meeting Agenda

Planning and Zoning Commission

Tuesday, July 25, 2023

6:00 PM

City Hall Council Chambers

1. **CALL TO ORDER**

2. **INVOCATION**

3. **PLEDGE OF ALLEGIANCE**

4. **TEXAS PLEDGE**

5. **RECESS INTO EXECUTIVE SESSION**

Pursuant to Section 551.071, Texas Government Code, the Commission reserves the right to convene in Executive Session(s), from time to time as deemed necessary during this meeting for any posted agenda item, to receive advice from its attorney as permitted by law.

6. **APPROVAL OF MINUTES**

[23-5481](#)

Minutes - Approval of the July 12, 2023, Planning and Zoning Commission Meeting Minutes

Attachments: [07.12.23 Draft Minutes](#)

7. **CITIZENS COMMENTS**

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

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

8. **PUBLIC HEARINGS**

[23-5468](#)

Public Hearing to Consider a Proposed Amendment of Chapter 155 of the Mansfield Code of Ordinances to Amend the Provisions of Section 155.092(L)(2) Related to Aesthetics and Passive Space in MF-1, MF-2, OP, C-1, C-2, C-3, I-1, I-2, FR, SE and PD Districts (OA#23-007)

Attachments: [Proposed Ordinance](#)

[23-5419](#)

Public Hearing to Consider Amending Chapter 155 of the Code of

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

Attachments: [Draft of Section 155.074 "T, Toll Road 360 Form-based Development District"](#)

[23-5443](#)

Public Hearing on a Change of Zoning from PR, Pre-Development District to the T, Toll Road 360 Form-based Development District on approx. 210 acres, being a 20.6-acre tract of land situated in the J. Lawrence Survey, Abstract No. 616, and a 189.4-acre tract of land situated in the M. Gregg Survey, Abstract No. 385, J. Lawrence Survey, Abstract No. 616, and the H. Henderson Survey, Abstract No. 432; City of Mansfield, Ellis County, Texas, located east of State Highway 360, south of Lone Star Road, and south of Britton Road.; Arcadia, Developer (ZC#23-005)

Attachments: [Maps and Supporting Information](#)

9. **SUMMARY OF CITY COUNCIL ACTIONS**
10. **COMMISSION ANNOUNCEMENTS**
11. **STAFF ANNOUNCEMENTS**
12. **ADJOURNMENT OF MEETING**
13. **NEXT MEETING DATE: Monday, August 7, 2023**

I certify that the above agenda was posted on the bulletin board next to the main entrance of City Hall on July 20, 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: 23-5481

Agenda Date: 7/25/2023

Version: 1

Status: Approval of Minutes

In Control: Planning and Zoning Commission

File Type: Meeting Minutes

Agenda Number:

Title

Minutes - Approval of the July 12, 2023, Planning and Zoning Commission Meeting Minutes

Description/History

The minutes of the July 12, 2023, Planning and Zoning Commission meeting are in DRAFT form and will not become effective until approved by the Commission at this meeting.



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1200 E. Broad St.
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Meeting Minutes - Draft

Planning and Zoning Commission

Wednesday, July 12, 2023

6:00 PM

City Hall Council Chambers

1. CALL TO ORDER

Chair Axen called the meeting to order at 6:05 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
Planner Shirley Emerson
Administrative Assistant II Clarissa Carrasco*

Commissioners:

Absent 1 - David Goodwin

Present 6 - Blake Axen; Jennifer Thompson; Brandon Shaw; Michael Mainer; Michael Bennett and Patrick Moses

2. INVOCATION

Vice Chair Mainer gave the Invocation.

3. PLEDGE OF ALLEGIANCE

4. TEXAS PLEDGE

5. RECESS INTO EXECUTIVE SESSION

The Commission did not recess into executive session.

6. APPROVAL OF MINUTES

[23-5426](#)

Minutes - Approval of the June 13, 2023, Planning and Zoning Commission Meeting Minutes

Vice Chair Mainer made a motion to approve the minutes of the June 13th, 2023, Planning and Zoning Commission meeting as presented. Commissioner Moses seconded the motion which carried by the following vote:

Aye: 6 - Blake Axen; Jennifer Thompson; Brandon Shaw; Michael Mainer; Michael Bennett and Patrick Moses

Nay: 0

Absent: 1 - David Goodwin

Abstain: 0

[23-5438](#)

Minutes - Approval of the June 29, 2023, Planning and Zoning Commission Meeting Minutes

Commissioner Shaw made a motion to approve the minutes of the June 29th, 2023, Planning and Zoning Commission meeting as presented. Commissioner Bennett seconded the motion which carried by the following vote:

Aye: 6 - Blake Axen; Jennifer Thompson; Brandon Shaw; Michael Mainer; Michael Bennett and Patrick Moses

Nay: 0

Absent: 1 - David Goodwin

Abstain: 0

7. CITIZENS COMMENTS

There were no citizen comments.

8. PUBLIC HEARINGS

[23-5434](#)

Public Hearing on a Replat to Create Lots 1-22 and 23X-28X, Block 1, Sayers Landing on 2.997 Acres Located at 301 Sayers Street; Herbert S. Beasley Land Surveyors, L.P., surveyor; Trinity Habitat for Humanity, owner (SD#23-009)

Mr. Wheaton-Rodriguez gave a brief presentation and was available for questions.

Chair Axen opened the public hearing at 6:11 p.m. and called for anyone to speak to come forward.

Seeing no one come forward to speak, Chair Axen closed the public hearing at 6:11 p.m.

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

Commissioner Shaw seconded the motion which carried by the following vote:

Aye: 6 - Blake Axen; Jennifer Thompson; Brandon Shaw; Michael Mainer; Michael Bennett and Patrick Moses

Nay: 0

Absent: 1 - David Goodwin

Abstain: 0

[23-5436](#)

Public Hearing to Consider Proposed Amendments of Chapter 155 of the Mansfield Code of Ordinances to Add a New Definition for Consumer Electronics, Radio, and Television Repair and to Amend the Permitted Use Table in Subsection 155.054(B) to Permit Consumer Electronics, Radio, and Television Repair Uses in the C-2, C-3, I-1, I-2, and PD Districts (OA#23-005)

Mr. Alexander gave a brief presentation of the amendments and was available for questions.

Chair Axen opened the public hearing at 6:16 p.m. and called for anyone to speak to come forward.

Seeing no one come forward to speak, Chair Axen closed the public hearing at 6:16 p.m.

Chair Axen made a motion to approve the proposed amendments as presented. Commissioner Thompson seconded the motion which carried by the following vote:

Aye: 6 - Blake Axen; Jennifer Thompson; Brandon Shaw; Michael Mainer; Michael Bennett and Patrick Moses

Nay: 0

Absent: 1 - David Goodwin

Abstain: 0

[23-5419](#)

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

Mr. Alexander gave a presentation on the T, Toll Road 360 Form-based Development District and was available for questions.

Chair Axen opened the public hearing at 6:44 p.m. and called for anyone to speak to come forward.

Seeing no one come forward to speak, Chair Axen closed the public hearing at 6:45 p.m.

Chair Axen made a motion to table the proposed amendments to the July 25, 2023 meeting. Commissioner Bennett seconded the motion which carried by the following vote:

Aye: 6 - Blake Axen; Jennifer Thompson; Brandon Shaw; Michael Mainer; Michael Bennett and Patrick Moses

Nay: 0

Absent: 1 - David Goodwin

Abstain: 0

[23-5443](#)

Public Hearing on a Change of Zoning from PR, Pre-Development District to the T, Toll Road 360 Form-based Development District on approx. 210 acres, being tracts situated in the M. Gregg Survey, Abstract No. 358, H. Henderson Survey, Abstract No. 432, and the J. Lawrence Survey, Abstract No. 616; City of Mansfield, Ellis County, Texas, located east of State Highway 360, south of Lone Star Road, and south of Britton Road, excluding all of Lot 1-R, Block 1, Maranatha Ranch Addition, according to the plan filed in Document# 0903697, Cabinet H, Slide 640, Ellis County, Texas, Plat Records, and a 5.068 acre tract of land situated in the J. Lawrence Survey, Abstract No. 616, belonging to the Tarrant County Water Control and Improvement District #1. Located along the 3500 and 3600 blocks of Lone Star and 3800 block of Britton Roads; Arcadia, Developer (ZC#23-005)

Mr. Alexander recommended that this case be tabled.

Chair Axen opened the public hearing at 7:17 p.m. and called for anyone wishing to speak to come forward.

Seeing no one come forward to speak, Chair Axen closed the public hearing at 7:17 p.m.

Vice Chair Mainer made a motion to table the case until the July 25, 2023, meeting. Commissioner Shaw seconded the motion which carried by the following vote:

Aye: 6 - Blake Axen; Jennifer Thompson; Brandon Shaw; Michael Mainer; Michael Bennett and Patrick Moses

Nay: 0

Absent: 1 - David Goodwin

Abstain: 0

9. SUMMARY OF CITY COUNCIL ACTIONS

Mr. Alexander advised the Commission of City Council actions from the July 10, 2023 meeting.

10. COMMISSION ANNOUNCEMENTS

None.

11. STAFF ANNOUNCEMENTS

Mr. Wheaton-Rodriguez mentioned the updated July 25, 2023, meeting date and thanked the Commission for remaining flexible with scheduling upcoming Planning and Zoning Commission meetings.

12. ADJOURNMENT OF MEETING

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

Aye: 6 - Blake Axen; Jennifer Thompson; Brandon Shaw; Michael Mainer; Michael Bennett and Patrick Moses

Nay: 0

Absent: 1 - David Goodwin

Abstain: 0

With no further business, Chair Axen adjourned the meeting at 7:26 p.m.

Blake Axen, Chair

Clarissa Carrasco, Administrative Assistant II



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STAFF REPORT

File Number: 23-5468

Agenda Date: 7/25/2023

Version: 1

Status: Public Hearing

In Control: Planning and Zoning Commission

File Type: Consideration Item

Agenda Number:

Title

Public Hearing to Consider a Proposed Amendment of Chapter 155 of the Mansfield Code of Ordinances to Amend the Provisions of Section 155.092(L)(2) Related to Aesthetics and Passive Space in MF-1, MF-2, OP, C-1, C-2, C-3, I-1, I-2, FR, SE and PD Districts (OA#23-007)

Requested Action

To consider the proposed text amendment

Recommendation

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

Description/History

On July 11, 2022, the City Council adopted new landscaping regulations, including a requirement that new development dedicate a minimum of ten (10) percent of the total building floor area to passive space in the multi-family residential, commercial and industrial zoning districts and in the Planned Development and the Freeway and Secondary Freeway Overlay Districts (e.g., MF-1, MF-2, OP, C-1, C-2, C-3, I-1, I-2, FR, SE and PD Districts). However, upon further review, the application of passive space to industrial developments --- in particular --- may not be fully practical due to the size of some of the buildings and nature of some industrial activities. The City Council directed the Department of Planning and Development Services to propose modifications to the aesthetic and passive space standards based on that review.

The proposed text amendment relaxes the passive space requirements for certain industrial developments, clarifies the location requirements, and provides examples of passive space. The following is a general summary of the proposed changes:

- All new development in the MF-1, MF-2, OP, C-1, C-2, C-3, FR, SE, and PD Districts must dedicate a minimum of ten (10) percent of the total building floor area to passive space.
- In the I-1 and I-2 Districts, in particular, the following provisions will apply:
 - Industrial developments are not required to provide passive space unless the property is in the Freeway and Secondary Freeway Overlay Districts (however,

there are provisions within Section 155.092 (B) that allow for “alternate landscape practice if it is consistent with the provisions of this section and further the public health, safety, and welfare and community aesthetics”).

- Industrial developments on parcels fronting on Heritage Parkway and Lone Star Road must dedicate a minimum of 2,000 square feet of area to passive space.
- Passive space must be located within 100 feet of the center of the property unless site constraints prevent it.
- Passive space must be entered directly from a thoroughfare, a walkway or other pedestrian path, or a civic or open space.
- Graphic examples of passive space have been provided.

Prepared By

Art Wright, AICP
Principal Planner
817-276-4226

Attachments

Proposed Ordinance

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF MANSFIELD, TEXAS AMENDING CHAPTER 155, “ZONING,” OF THE CODE OF ORDINANCES OF THE CITY OF MANSFIELD, TEXAS, TO AMEND PROVISIONS OF SECTION 155.092(L)(2) LANDSCAPING AND SCREENING STANDARDS RELATED TO AESTHETICS AND PASSIVE SPACE IN MF-1, MF-2, OP, C-1, C-2, C-3, I-1, I-2, FR, SE, AND PD DISTRICTS; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission and the governing body of the City of Mansfield, Texas, in compliance with the laws of the State of Texas with reference to the amendment of Chapter 155 the Code of Ordinances of the City of Mansfield, Texas, “Zoning”, have given the requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing opportunity to all property owners generally and to all interested citizens, the governing body of the City is of the opinion and finds that the Code of Ordinances should be amended;

WHEREAS, the City of Mansfield, Texas is a home-rule municipality located in Tarrant County, created in accordance with the provisions of Chapter 9 of the Local Government Code and operating pursuant to its Charter; and

WHEREAS, the City Council recognizes a need to add clarity to the Code of Ordinances through amendments that help define intent of administration.

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

SECTION 1.

That Section 155.072(L)(2) of the Mansfield Code of Ordinances, “Aesthetics and passive space,” is hereby amended by inserting the following regulations for aesthetics and passive space on each lot in MF-1, MF-2, OP, C-1, C-2, C-3, I-1, I-2, FR, SE, and PD Districts and to read as follows:

“(2) All new development in the MF-1, MF-2, OP, C-1, C-2, C-3, FR, SE, and PD Districts shall dedicate a minimum of 10% of the total building floor area to passive space. For the purposes of calculating passive space requirements in the FR and SE Districts, the calculations shall apply to the entire parcel of land, where abutting a highway. All new development on parcels of land in the I-1 and I-2 Districts fronting on Heritage Parkway and Lone Star Road only, shall dedicate a minimum of 2,000 square feet of area to passive space. Passive space shall be located within 100 feet of the geographic center of the parcel of land, except as reviewed and approved otherwise by the Director of Planning to accommodate site constraints and provided that such location is consistent with the intent of these provisions; and such space shall be entered directly from a thoroughfare, a walkway or other pedestrian path, ~~or a civic or open space.~~ Examples of passive space are depicted in DIAGRAMS 1, 2, and 3.”

SECTION 2.

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

SECTION 3.

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

SECTION 4.

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

SECTION 5.

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

DIAGRAM NO. 1.



DIAGRAM NO. 2.



DIAGRAM NO. 3.



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

Michael Evans, Mayor

ATTEST:

Susana Marin, City Secretary

APPROVED AS TO FORM AND LEGALITY:

Bradley Anderle, City Attorney



CITY OF MANSFIELD

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

STAFF REPORT

File Number: 23-5419

Agenda Date: 7/25/2023

Version: 4

Status: Failed

In Control: Planning and Zoning Commission

File Type: Zoning Case

Agenda Number:

Title

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

Requested Action

To consider the subject ordinance amendments.

Recommendation

The Planning and Zoning Commission is able to make a recommendation to approve, deny, or approve proposed revisions to the City Council. The Department of Planning and Development Services recommends that the Commission table this case until August 7, 2023.

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 new proposed form-based development district --- the T, Toll Road 360 Form-based Development District.

The general purpose and intent of the T, Toll Road 360 Form-based Development District is to encourage and enable:

- [H]armonious and coordinated development;
- [D]evelopment that considers natural features, community facilities, pedestrian / vehicular circulation in conformance with the Thoroughfare plan, and land use relationship with surrounding properties; AND
- [W]alkable pedestrian environments that complement the existing housing stock by offering a variety of building types to serve mixed generations.

This text amendment is intended to guide and direct future development along the State Highway 360 Corridor.

As proposed, the T, Toll Road 360 Form-based Development District was first brought to the Planning and Zoning Commission on May 1, 2023 for review, consideration, and possible action. At that meeting, the Planning and Zoning Commission tabled the item indefinitely with a vote of 7-0 to allow for further review and discussion on the proposed code.

On May 15, 2023, the Planning and Zoning Commission held a Work Session on proposed code. After the Work Session was held, the case was brought back to the Planning and Zoning Commission on June 13, 2023, and tabled again until June 29, 2023, a Special Called Meeting, with a vote of 5-0-2 (with two absences). At the Special Called Meeting there was a Work Session held on the proposed T, Toll Road 360 Form-based Development District. Following the Work Session, the Planning and Zoning Commission held a public hearing and, directed the Department of Planning and Development Services to review and redline the draft form-based development code based on the conversation and discussion from the Work Session. The case was voted on by the Planning and Zoning Commission, and tabled until July 12, 2023 with a vote of 6-0-1 (with one absence).

On July 12, 2023, the case was publicly heard and the Department of Planning and Development Services provided feedback on suggested revisions to the code as requested by the Planning and Zoning Commission. The Planning and Zoning Commission voted 6-0-1 (with one absence) to table the case until the July 25, 2023 Planning and Zoning Commission Meeting.

Attachments

Draft of Section 155.074 "T, Toll Road 360 Form-based Development District"

Section 155.074.

T, Toll Road 360 Form-based Development District

ARTICLE 1. ADMINISTRATION

1.1. Title

This Ordinance is known as the “T, Toll Road 360 Form-Based Development District” and may be cited as the “Section”.

1.2. General Purpose and Intent

This Section is meant to encourage and enable:

- harmonious and coordinated development;
- development that considers natural features, community facilities, pedestrian / vehicular circulation in conformance with the Thoroughfare plan, and land use relationship with surrounding properties; and
- walkable pedestrian environments that complement the existing housing stock by offering a variety of building types to serve mixed generations.

1.2.1. General Intent

- The primary intent of this Section is to facilitate a diverse and complementary mixture of residential, commercial, and civic uses that will produce authentic, compact, and pedestrian-oriented environments that are worthy of emulation.
- The secondary intent is to provide a predictable framework for attracting a broad range of employers to the community, including national and multi-national corporations and small employers, to elevate the quality of life for existing and future residents, businesses, and visitors alike.
- The tertiary intent is to introduce art, cultural and recreational institutions to the community and its immediate environs.

1.2.2. Community Intent

This Section is to be implemented to assure that:

- the community retains its distinct natural and unique visual character;
- green corridors are used to both define and connect urbanized areas;
- compact, mixed-use, mixed generational, and pedestrian-oriented development is generally established as a pattern for development;
- interconnected networks of Thoroughfares are designed to disperse traffic and to reduce the length of vehicle trips;
- the ordinary activities of daily living occur within walking distance of most dwellings;
- a range of residential unit types and sizes are distributed throughout the community;
- civic and commercial activities are not isolated in remote, single-use complexes;
- industrial and distribution uses reliant on heavy truck traffic prohibited while small craft industrial, urban in scale, is accommodated where appropriate; and
- a range of open spaces, specifically greens, parks, plazas, and squares are distributed throughout the community.

1.2.3. Block and Building Intent

This Section is also to be implemented to provide that:

- block structure and the spatial form of public areas prioritize the pedestrian while adequately accommodating motor vehicles;
- the design of Thoroughfares and buildings reinforce safe environments for pedestrian dominance;
- buildings, streetscapes, and landscaping are designed to contribute to the spatial definition of Thoroughfares;
- building architecture and landscape design grow from local climate, topography, history, and building practice;
- the harmonious and the orderly evolution of urban areas be secured through regulating the form of buildings;
- design is flexible to prevent functional obsolescence; and
- timeless architecture be used to prevent fashion obsolescence and monotony.

1.3. Applicability

1.3.1. Zoning District Applicability

The provisions of this Section may only be applied to properties along Toll Road 360. Individual Transect Zones will be depicted as part of the Framework Plan. This Section provides all regulations, including zoning, subdivision, platting, signage, and urban design standards and standards controlling land use and development of land designated “T, Toll Road 360 Form-Based Development District”.

1.3.2. Relationship to the City of Mansfield Code of Ordinances

- 1.3.2.1.** In the event of a conflict between the provisions of this Section and any other codes, ordinances, regulations, and standards of the City of Mansfield, the provisions of this Section shall control.
- 1.3.2.2.** Provisions of any other codes, ordinances, regulations, and standards of the City of Mansfield that are not in conflict with the provisions of this Section shall continue to apply to property designated “T, Toll Road 360 Form-Based Development District”.
- 1.3.2.3.** The Definitions set forth in Article 10 contain terms that are integral to this Section. Those terms not defined in Article 10 or in Chapter 155, the Zoning Ordinance, shall be accorded their commonly accepted meanings. In the event of a conflict between a definition in this Section and a definition in any other codes, ordinances, regulations, and standards of the City of Mansfield, the definition in this Section shall control.

1.3.3. Interpretation

- 1.3.3.1.** In the event of a conflict between the provisions of this Section and the numerical metrics of its tables and the diagrams and illustrations, the provisions of this Section ~~and the numerical metrics of its tables~~ shall control.
- 1.3.3.2.** Provisions of this Section are activated by “SHALL” or “ARE” when required and “MAY” when optional.

ARTICLE 2. APPROVALS PROCESSES

2.1. Development Process

The development process shall conform to the standards and progression as set forth in this article.

The development process within a T, Toll Road 360 Form-Based Development District will be administered by the Director and requires the following:

1. Pre-Development Meeting with the Development Review Committee (DRC)
2. Zoning Approval subject to review and approval by the City Council and Planning and Zoning Commission
3. Development Agreement subject to review and approval by the City Council
4. Framework Plan subject to review and approval of City Council
5. Regulating Plan: Review and Approval
6. Plat: Review and Approval
7. Site Plan Review and Approval (If applicable)
8. Building Permit Application Review and Approval

2.2. Pre-Development Meeting

Prior to ~~formal~~ submission of an application for a change in zoning to the T, Toll Road 360 Form-based Development District, a Framework Plan, or a Regulating Plan for all proposed projects under this Section, the applicant shall schedule a meeting and meet with the DRC in a pre-development meeting in accordance with the City's policies and procedures. This meeting shall include the applicant and their design professionals and relevant representatives of City departments. The pre-development meeting will provide guidance for implementation of this Section and recommendations on issues that may arise.

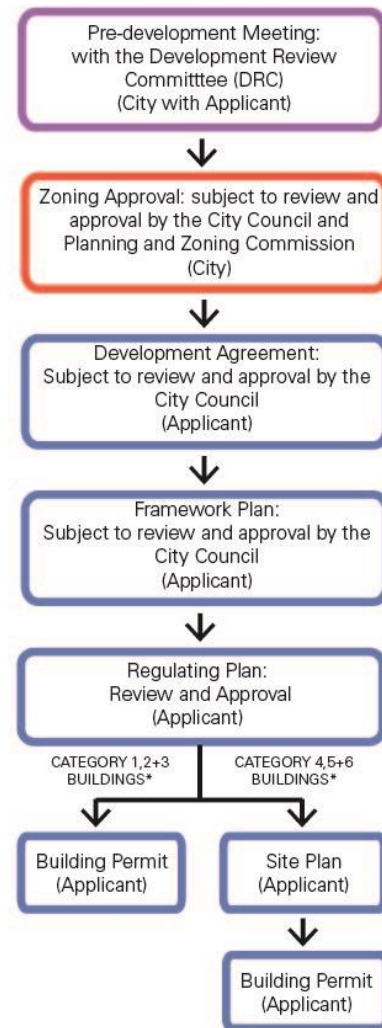
2.3. Zoning Approval

All applications requesting to rezone to the T, Toll Road 360 Form-based Development District shall be processed and reviewed in accordance with the provisions set forth in Section 155.115. All applications requesting to rezone to the T, Toll Road 360 Form-based Development District shall be subject to review and recommendation by the Planning and Zoning Commission and review and approval by the City Council.

2.4. Development Agreement

All applications and plans for development or redevelopment under this T, Toll Road 360 Form-based Development District shall be pursuant to a Development Agreement approved by the City Council. A Development Agreement shall be approved prior to the submittal of any Regulating Plans and Site Plans for review and approval. A Development Agreement submitted to the City Council for review and approval shall require two types of plans: include a Concept Plan and a Phasing Plan. The Concept Plan and the Phasing Plan shall be submitted together. The "Concept Plan" shall include the following plan elements: depicting

2.1 DEVELOPMENT PROCESS



*BUILDING CATEGORIES DEFINED IN EXHIBIT B:
BUILDING STANDARDS

proposed layout, proposed thoroughfare locations, including Urban Avenues and Boulevards (if required for connectivity purposes); proposed transect zone boundaries; required open space area and their proposed civic space types; proposed range of development intensity; proposed building types (including height), and any other applicable attributes that may be required by the City Council. The "Phasing Plan" shall include a schedule (and their time frame) for the sequence (i.e., timing) of development and modification of buildings. The time frame associated with any Phasing Plan may be modified as determined by the City Council. The Development Agreement shall additionally include a phasing plan for the development and modification of buildings. Approved Development Agreements shall be recorded in the public records and shall be binding upon all purchasers of property within the project, and it may only be assigned subject to approval of the City Council. A Development Agreement may only be altered or modified subject to the approval of the City Council. In the event that a property owner or a developer does not prepare (or have prepared on their behalf) and present a Development Agreement to the City Council within 90 days for review and approval of a rezoning to the T, Toll Road 360 Form-based Development District, then the City Council is authorized to initiate a rezoning of the property. The property owner or the developer shall abide by the terms and conditions contained in the development agreement. In the event of any violation of any term or condition in the Development Agreement, the City Council shall have all rights of enforcement against the property owner or the developer, and all as provided in other codes, ordinances, and regulations as adopted by the City and the Development Agreement, including initiating rezoning of the property.

2.5. Framework Plan

A Framework Plan, subject to review and approval by the City Council, which may accompany the Development Agreement in Section 2.4 above, is required for all development and redevelopment proposals pursuant to the provisions of the T, Toll Road 360 Form-Based Development District. The features of a Framework Plan shall only be required and provided for property zoned as the T, Toll Road 360 Form-Based Development District. The Each Framework Plan submitted for review and approval shall include the following features:

- The boundaries of the property subject to the provisions of the T, Toll Road 360 Form-Based Development District
- Transect Zones
- At least one Pedestrian Shed
- Conceptual depictions of roadways Thoroughfares, including their types and locations, to indicate potential connectivity to adjacent properties
- Required Public Open Space
- Required Regional trails and Bicycle Infrastructure (if any)

2.5.1. Modifications to the Framework Plan

- Expansion ~~to~~ of the boundary of an approved Framework Plan may be initiated by a property owner or a developer desiring by the City to incorporate to rezone additional property ~~that is zoned as~~ T, Toll Road 360 Form-Based Development District. Proposed expansion to the Framework Plan may also be requested by an applicant to incorporate additional property that is zoned T, Toll Road 360 Form-Based Development District. Expansion of the boundary of a Framework Plan shall only be accomplished subject to (i) zoning approval as set forth in Section 2.3 above and by submitting a revised Framework Plan for review, ~~and consideration, and approval~~ by the City Council.
- ~~The locations and alignments of conceptual depictions of roadways shown on a Framework Plan may be shifted up to 100 feet by right provided that connectivity, as indicated on the Framework Plan, is retained.~~
- Any material revision to any element of the Framework Plan, including ~~a~~ the boundaries of any Transect Zone, a Pedestrian Shed, the general location of Open Space, trails, and bicycle infrastructure, may only

be accomplished by an amendment to the Framework Plan, ~~unless such change is determined by the Director to be a minor change that can be approved by Warrant.~~

- An amendment to a Framework Plan is accomplished by submitting a revised Framework Plan for review, consideration, and approval possible action by the City Council.

2.6. Regulating Plans

The approval of a Regulating Plan will be required prior to the development of any tract of land. The submission of a Regulating Plan is required within 90 days of the zoning approval. If a Regulating Plan is not submitted within the 90-day timeframe, the City may initiate a change in Zoning. The Regulating Plan shall generally conform to the Framework Plan. ~~The Regulating Plan shall be considered a vesting document under Chapter 245 of the Texas Local Government Code. An approved Regulating Plan is not subject to expiration.~~

A Regulating Plan submitted in accordance with the provisions of this Section, including any Warrants, and requiring no Variances ~~shall may~~ be approved by the Director of Planning if it conforms with the Development Agreement, the Framework Plan, and all other applicable codes, ordinances, and regulations of the City.

2.6.1. Requirements

A Regulating Plan shall contain the following elements:

2.6.1.1. Transect Zones

Transect Zones, consistent with as depicted on the Framework Plan, shall be indicated on the Regulating Plan. ~~An overall mix of Transect Zones, placed following a manner consistent with good planning practice as described in the intent of this Section, is important for the success of the Form-Based development District.~~

2.6.1.2. Thoroughfare Network

The Thoroughfare Network shall identify Thoroughfares as shown on Exhibit Diagram B: **Thoroughfare Assemblies** and conform with the Framework Plan.

2.6.1.3. Open Space

Open Space meeting the requirements of Section 3.3.

2.6.1.4. Regulating Plan Details

The following elements shall be included on a Regulating Plan if applicable to the proposed development or site conditions, or if where required by a Transect Zone.

- Commercial Ready Frontages (that meet the requirements of Section 4.4.3) shall be required along all Thoroughfare types identified as a Boulevard, Avenue, or Street with a minimum public right-of-way of at least 43 feet;
- ~~Commercial Ready Frontage (shall meet the requirements of Section 4.4.3);~~
- Urban Flex Frontages (shall meet the requirements of Section 4.4.3);
- Terminated Vista (shall meet the requirements of Section 3.4.1);
- Cross-Block Paseos (shall meet the requirements of Section 3.4.2);
- Protected Trees and tree clusters (if any);
- Trails;
- Each dwelling unit shall be located within 800 feet of 800-foot radius Pedestrian Shed from open-Open space-Space areas;
- Statement that residential building type variety will be met at buildout (shall meet the requirements of Section 4.5.1);

- Key focal point(s) or Landmark features;
- Min./Max. Building heights, building categories, and land use overlay(s) (if applicable);
- Phasing Plan;
- Any adjacent approved Regulating Plan (if any);
- Any requirements specific to the site based on applicable codes, ordinances, or statutes regulations; and
- ~~Notes identifying a~~Any requests for Warrants.
- Variances may only be considered and approved pursuant to the provisions in Section 155.080 or variances.

2.6.1.5. Site Analysis Exhibit

A Regulating Plan submittal shall include a Site Analysis Exhibit showing the existing site conditions as set forth herein. Depending on site context, the Site Analysis Exhibit may include:

- Existing utility placement;
- Type and location of existing structures;
- View corridors;
- Condition of existing streets;
- Drainage - drainage courses, flood plain and floodway;
- Existing mature trees and vegetation masses;
- Topography;
- Adjacent publicly owned land, Civic, health facilities, schools, libraries, fire stations, hospitals, churches, etc.);
- Identification of adjacent uses; and
- Other landmark features within the subject property.

2.6.1.6. Traffic Impact Analysis

A ~~traffic~~Traffic impact~~Impact analysis~~Analysis (TIA) shall accompany an application for approval of a Regulating Plan if required under applicable ordinances. The DRC may waive the TIA requirement, only in accordance to be consistent with the terms and conditions set forth in an approved Development Agreement. If a TIA is required, appropriate internal capture methodology may be used and considered for ~~the~~ determination of trip generation, subject to review and approval by the Director of Engineering Services.

2.6.2 Approval of Regulating Plans

- 2.6.2.1 The Director of Planning ~~shall~~may approve an application for a Regulating Plan if the Regulating Plan meets all requirements of this Section, the Development Agreement, and all other applicable codes, ordinances, and regulations, and there no variances ~~are being~~ requested.
- 2.6.2.2 The Director of Planning may ~~only~~ deny an application for a Regulating Plan if the Regulating Plan fails to meet the requirements of this Section or any other applicable codes, ordinances, and regulations. Specific reasons and references to Code sections and Statutes shall be provided with a denial ~~or conditional approval~~.

2.6.2.3 The Director shall notify the applicant of the Director's decision within forty-five (45) days of the date the application was filed with the Department of Planning and Development Services.

2.6.2.4 Applicant Response to Denial

After the denial of a Regulating Plan, the applicant may submit to the Director a written response that remedies each reason for denial provided in the written statement within 15 days.

2.6.2.5 Approval or Denial of Response

- (a) If the Director receives a response under Section 2.6.2.4 the Director of Planning shall determine whether to approve or deny the applicant's previously denied Regulating Plan not later than the 15th day after the date the response was submitted. If the Director does not deny the Regulating Plan within 15 days of submittal, the Regulating Plan shall be approved.
- (b) If the Director denies a Regulating Plan following the submission of a response under Section 2.6.2.4, the Director:
 - (1) must comply with Section 2.6.21; and
 - (2) may deny the plan only for a specific reason provided to the applicant under Section 2.46.21.
- (c) If the Director of Planning receives a response that satisfactorily addresses each reason for the denial, then the Director of Planning shall approve the Regulation Plan. If the Director receives a response that does not satisfactorily address each reason for the denial, then the Director of Planning may deny the Regulating Plan.

2.6.2.6 Appeal

Denial of a Regulating Plan by the Director of Planning may be appealed to the City Manager. The appeal must be filed within 15 days of the date of the Director of Planning's action on the application for approval of a Regulating Plan. The City Manager's decision may be appealed by the applicant, upon written notice filed with the City Manager within 15 days of the City Manager's decision, to the City Council. After considering the Director of Planning's and the City Manager's decisions, the City Council ~~shall may~~ approve, may approve with conditions modifications, or deny the appeal application ~~for approval of the Regulating Plan. If the City Council does not deny the Regulating Plan within 15 days of such appeal, the Regulating Plan shall be approved.~~

2.6.2.7 Criteria for Review

The Regulating Plan ~~shall may~~ be approved if it meets the requirements of this Section and existing codes, ordinances, and regulations.

2.6.3 Modification to an Approved Regulating Plan

2.6.3.1 Transect Zones

Transect Zone boundaries along Thoroughfares may be modified by right-Warrant by moving-shifting such Thoroughfare(s) up to 100 feet of the location generally shown on the Framework Plan. Otherwise, transect zones boundaries may be modified by Warrant. An adjustment to Transect Zone boundaries exceeding 10% percent of the area of the Transect Zone in question shall require review and approval of the City Council.

2.6.3.2 Thoroughfare Assemblies

~~Urban~~ Avenues and Boulevards may be modified by ~~right-Warrant~~ by shifting in any direction by up to 100 feet of the locations shown on the Approved Regulating Plan. The location of all other Thoroughfare Assemblies may be shifted in any direction by up to 100 feet of the locations shown on the Approved Regulating Plan by ~~right-Warrant, subject to review and approval by the DRC~~~~provided general network and connectivity is maintained, minimum/maximum block size, and open space requirements are satisfied within the property subject to the provisions of the T, Toll Road 360 Form-based Development District~~. Thoroughfares may not be removed, ~~relocated, or modified~~ except as otherwise provided herein. A modification that does not meet these requirements or a request to use Thoroughfares other than the approved street sections in ~~Exhibit-Diagram B:~~ **Thoroughfare Assemblies** shall be granted only as a Warrant.

~~2.6.3.3 Warrant Modification to a Regulating Plan~~

~~A change considered minor by the Director may modified by Warrant on an approved Regulating Plan with approval of the Director.~~

~~2.6.3.4 Other Modifications to a Regulation Plan~~

~~Any change to an approved Regulation Plan that is not a Minor Modification shall require submission of an application for approval of the modified Regulating Plan.~~

2.7 Site Plan

2.7.1 General

Prior to issuance of a building permit, a Site Plan shall be required and ~~may~~ only ~~be~~ approved in accordance with this Section. An approved Site Plan will serve as the basis for building and construction permits. Site Plans shall ~~generally~~ conform to the approved Framework Plan, Regulating Plan, and Preliminary ~~or-and~~ Final Plats~~-if a Preliminary or Final Plat are approved for the property subject to the Site Plan~~. Approval of civil and utility plans shall not require approval of site plans along the adjacent blocks. A Site Plan application is for one or more buildings on a specific block. A Site Plan shall not be required for the submission or approval of a plat or civil engineering infrastructure plans. ~~Site Plans are not required for individual tracts constructing building types in Category 1,2 and 3 as indicated in Exhibit A: Building Standards.~~

2.7.2. Requirements

A Site Plan application shall include the following information and documents that demonstrate compliance with the approved Framework Plan, Regulating Plan, Preliminary Plat ~~or-and~~ Final Plat~~-if a Preliminary Plat or Final Plat are approved for the property subject to the Site Plan~~:

- Proposed building types corresponding to the criteria in **Exhibit Diagram A: Building Standards**;
- Build-to Line in accordance with the respective frontage standards;
- Delineation, by type, of proposed streets, alleys, mews streets, public easements, buildings, parking areas, and landscaped areas;
- All proposed encroachments in ROW or easements;
- Schematic exterior building elevations indicating materials, colors and building architecture ~~(as may be required), except for Category 1, 2 and 3 buildings which are not required if the~~

~~building plans for the Category 1, 2 and 3 buildings are consistent with plans provided as part of a Master Set of Plans as described in Section 2.7.3;~~

- Identification of protected trees and tree clusters as defined in the Code of Mansfield, Texas, and those that are to be preserved;
- Landscape and streetscape areas identified;
- Identification of Terminated Vista Locations; and
- Any Warrants being requested (any variation to this Section's standards must be specifically requested).

2.7.3. Approval

Following a determination of completeness, and unless the application is accompanied by a request for a Variance, the Director **of Planning** shall follow the same procedure and standards for approval for consideration of a Site Plan as for a Regulating Plan as described in Section 2.6.2.

2.6.3.1 Criteria for Review

The Director of Planning, in reviewing the application for Site Plan approval and Warrants, will determine whether the Site Plan meets all requirements of this Section and other applicable ordinances. If the Site Plan application satisfies the requirements in this Section and all other applicable City regulations, it shall be approved. If the Site Plan application includes a request for one or more warrants, the Director of Planning shall determine whether granting the warrants will result in a Site Plan that advances the intent of this Section.

2.8 Flexibility

The size and complexity of Form-Based Developments and necessary extended timeframe to complete the development with the intended mix of uses, households, and quality, require that flexibility be incorporated in the entitlements of the district. There shall be three types of deviations from the requirements of this Section: Warrants, Special Exceptions, and Variances. Any requests for Warrants, Special Exceptions, or Variances shall not subject the entire application to a discretionary consideration, but only that portion necessary to rule on the specific issue requesting relief requiring the flexibility. ~~The purpose of Warrants, Special Exceptions and Variances are technical in nature with the goals of the district being the concern.~~

2.8.1. Warrants

A Warrant is a modification that allows a practice that is not consistent with a specific provision of this Section that is justified by the intent and purpose of this Section. Except as otherwise explicitly provided for in the rules and regulations set forth in this T, Toll Road 360 Form-based Development District, a Warrant may only be requested to allow for one or more of the following practices: ~~In addition to the general application of Warrants a Warrant may be granted for relief from the strict application of the dimensional requirements of the code and minor changes in the use or structure for which a permit has been issued, per the following criteria:~~

- Dimensional Requirements for Building Setbacks. A property owner or a developer may request a Warrant for a modification of up to 10 percent of the required building setback as provided for in this T, Toll Road 360 Form-based Development District. ~~Modifications of up to 10% of the dimensional requirements of the zoning code, including: setbacks, buffers, and height.~~
- Modifications Amendments to Approved Regulating Plans. A property owner or a developer may request a Warrant for a ~~Modifications to an approved Regulating Plan~~ to increase by not

~~more than up to a maximum of 10% percent of lot coverage, the~~ transect zone area, ~~or other area measurement.~~

- ~~Modifications to Approved Site Plans. A property owner or a developer may request a Warrant for modifications to increase by up to a maximum of 10 percent the lot coverage or other area measurement provided, however, that a Warrant shall not be considered for decreasing the minimum height of a multi-family residential building.~~
- ~~Modifications to Approved Thoroughfare Alignments. A property owner or a developer may request a Warrant for modifications to shift Shifting of street thoroughfare alignments of up to a maximum of 100 feet provided general network and connectivity is maintained, minimum/maximum block size, and open space requirements are satisfied within the property subject to the provisions of the T, Toll Road 360 Form-based Development District.~~

The Director of Planning shall have the authority to administratively approve or deny a request for a Warrant. The Director of Planning's decision to deny a Warrant may be appealed to the City Manager or his/her designee within 15 days of the Director of Planning's decision. The City Manager's decision to deny a Warrant may be appealed to the City Council, and such appeal must be made within 15 days of the City Manager's decision. The City Council may approve, approve with modifications, or deny a Warrant appeal. An appeal of a decision by the Director or the City Manager shall be filed with the Director. The following requirements and standards may not be modified by Warrant:

- The required provision of alleys.
- The minimum building height for multi-family residential buildings.
- The minimum amount of required Open Space.
- Unscreened garages or parking lots.
- The allowable building functions and the specific functions by transect zone.
- The requirement for Commercial Ready Frontages along any Thoroughfare type identified as a Boulevard, Avenue, or Street with a minimum public right-of-way of at least 43 feet.
- The modification or alteration of any ~~provisions of the terms and conditions~~ set forth in an approved development Development agreementAgreement.

2.9 Owners Association

2.9.1 All property must be included in a mandatory Owners Association, which shall be created for the following purposes:

- (a) To require that the Owners Association will be responsible for the maintenance of the private amenities and common areas within the property in the Owners Association (~~Example: e.g., screening fences, common areas, parks, amenity centers, landscaping~~);
- ~~(b) To adopt an Architectural Pattern Book that establishes a distinct architectural character for the property in the Owners Association; and~~
- ~~(c) To engage a Neighborhood Architect that will review building plans prior to submittal to the City to ensure that all buildings conform to the Architectural Pattern Book.~~

2.9.2 ~~Multiple Owners Associations may be created within the Property.~~ The Association Documents must be reviewed for compliance with Section 2. 79.1 by the City Attorney prior to the filing of a final plat. The Association Documents shall be submitted in a timely manner to allow for a minimum of 30 days review prior to submission of a final plat application. Failure to submit the Association Documents or submitting incomplete Association Documents may result in delay of construction, acceptance of the subdivision or delay in approval of a building permit. The City does not accept the responsibility for any delays in construction, approval or acceptance of the subdivision caused by the failure to submit

the Association Documents or the inaccuracy of the Association Documents. The Association Documents shall be recorded in the real property records for the appropriate County simultaneously with the recording of the final plat.

2.10 Architectural Pattern Book

The Toll Road 360 Form-Based Development District regulates the overall mix of uses, building types, Thoroughfares, massing and placement of buildings, relationship of buildings to the streets, general intensity of development in the Regulating Plan area, allocation of open space, and economic goals of the overall project. An Architectural Pattern Book may be provided with the Owners Association Documents in accordance with the following provisions so that each regulating plan area will have a degree of individual identity provided in one of two ways and approved as provided in Section 2.8.3:

- ~~provided by the property owner or developer with the Association Documents; or~~
- ~~provided by the Planning Department if the owner or developer elects not to provide an Architectural Pattern Book.~~

2.10.1 General

~~The All~~ Architectural Pattern Books must shall meet the requirements of 2.10.2 and ~~must shall~~ be approved as provided in Section 2.10.3. The Architectural Pattern Book shall be provided by the property owner or developer along with the Association Documents ~~or provided by the Planning Department if the owner or developer elects not to provide an Architectural Pattern Book.~~ The Architectural Pattern Book shall not ~~provide for include any~~ architectural standards that are in conflict with or that are not allowed by the rules and regulations of the T, Toll Road 360 Form-Based Development District.

2.10.2 Requirements

An Architectural Pattern Book shall contain the following minimum requirements:

- A statement of design intent and purpose for a development area that is consistent with the purpose and the intent of this form-based development district;
- The design requirements specific to the development types for the proposed development area including:
 - Standards setting forth how blocks and buildings will be organized vertically, horizontally, proportionally, materially, and by style;
 - General construction details relating to openings, Gifts to the Street, dormers, other building extensions, parking, refuse screening, above-ground utility box screening, loading docks, landscaping, public furniture, and signage;
 - Landscape standards and materials;
 - A Street Tree Master Plan; and
 - Description of how monotonous development will be prevented.
- An ~~Architecture Architectural~~ Pattern Book shall cover the area of an entire Framework Plan ~~or Regulating Plan. Separate Pattern Books based on building types or Transect Zones may be used within an area under a Single Regulating Plan~~

2.10.3 Approval / Plan Review

- (a) An initial or revised Architectural Pattern Book may be submitted for review and approval any time after a Regulating Plan ~~is has been~~ approved. An Architectural Pattern Book shall meet the

minimum requirements of Section 2.10.2. and be approved for completeness by the Director of Planning prior to the first final plat submission as follows:

- The Director of Planning has approved the Architectural Pattern Book by determining that the Architectural Pattern Book meets the requirements of Section 2.10.2.;~~and~~
- The Director of Planning and the City Attorney has have verified that compliance with the Architectural Pattern Book has been included within private restrictive covenants covering the area encompassed by the Architectural Pattern Book (if any restrictive covenants exist); and
- The Director of Planning and the City Attorney has have confirmed that if any restrictive covenants exist, the restrictive covenants contain provisions for the appointment of a Neighborhood Architect and establishes qualifications for a Neighborhood Architect with notice to the City upon appointment. The Neighborhood Architect shall be a Registered and Licensed Architect to be verified by the Director.

~~(b) Building permits may not be issued unless the application for a building permit is accompanied by a certification of the Neighborhood Architect that the plans conform to the approved pattern book.~~

~~(c) If the property owner or developer elects not to prepare and submit an Architectural Pattern Book for review and approval, then the property owner or developer may apply the provisions for architecture as set forth in Article 8 to their project as applicable. has not submitted a pattern book for approval by the Director of Planning, the Director of Planning may approve a Pattern Book created by the Planning Department upon confirming that the pattern book complies with Section 2.10.2. In the case of the approval of a Planning Department created Pattern Book, building permits may be issued if accompanied by a certification of the Planning Department that the plans conform to the approved pattern book.~~

~~(d) Certificates of occupancy or final inspections shall not be issued unless a letter of substantial conformance with the Pattern Book elements of the approved plans has been obtained from the Neighborhood Architect under for a pattern book approved under (a) above, or by the Planning Department for a Pattern Book approved under (c) above.~~

2.10.4 Modification

An Architectural Pattern Book may be modified by the Owners' Association; however, an Owner's Association may not modify an Architectural Pattern Book to provide for architectural standards that are in conflict with or that are not allowed by the regulations of the T, Toll Road 360 Form-Based Development District.

2.11 Building Approval

This Section sets forth the standards that are applicable to the development and modification of buildings and other elements of the built environment within the private lot.

~~2.11.1. A Building Permit application shall include written design approval by the Neighborhood Architect in a process that may be included in the approved Architectural Pattern Book.~~

~~2.11.2. Architectural Review Process~~

~~If a building permit application is submitted under a Director's Pattern Book, the Director or designee shall have 30 days to review any submittal. Any required architectural reviews shall run concurrently~~

~~with any required building permit reviews. Once a building permit is approved it shall be considered complete. Subsequent applications for building permits for a building, or a parts of a building, with an approved permit shall only be subject to the standards and regulations in effect when the original permit was approved except for standards and regulations necessary to prevent imminent threats of destruction of property or injury to persons. The review process for any subsequent permits may not consider items already approved in a previous permit. The purpose of this format is to ensure that reviews proceed in an orderly and efficient manner without the risk of re-evaluation of previous approvals. The content of review shall be in accordance with the type of submission.~~

~~2.11.3. Approvals for Building Categories 1, 2 and 3~~

~~Single family detached and attached building plans shall conform to a Master Set of Plans. The Master Set of Plans shall consist of individual building plans including floorplans and related elevations which are reviewed and approved by the Neighborhood Architect one time. Once approved by the Neighborhood Architect, each approved Master Set building may be repeated without additional Neighborhood Architect review. The collection of original copies of the approved Master Sets of Plans will be maintained by the city for future reference. Additional or separate reviews shall not be required on plans that have been approved and are substantially used as approved. Any substantial changes, as determined by the Neighborhood Architect, or the Director or designee shall be reviewed by the Neighborhood Architect or the Director or designee.~~

~~2.11.4.2.11.1. Approvals for all Building Categories, 4, 5 and 6~~

For all Building Categories ~~4, 5 and 6~~, building plans submitted for approval by the Director of Planning shall demonstrate compliance with:

- Thoroughfare Assemblies;
- Lot standards;
- Building orientation;
- Building height and configuration;
- Frontage standards;
- Building Use;
- Parking standards;
- Landscape standards;
- Signage standards;
- Building materials and configurations; and
- Warrants, if any.

ARTICLE 3. SITE DEVELOPMENT STANDARDS

3.1. Transect Zone Descriptions

The Transect is defined as a cross-section of the built environment that shows a range of different development lot and block patterns. It is a means for organizing development intensities ranging from the lowest intensity condition to the most urban condition. Each of the 3 Transect Zones in this Form-Based Development District envision intentional physical outcomes. Their descriptions are provided below:

3.1.1. T-4 Traditional Neighborhood Transect Zone

The T-4 Traditional Neighborhood Zone consists of primarily residential uses with limited mixed-use in a formal urban fabric. It must have a diverse range of residential building types to provide housing opportunities to a broad range of household types. The setbacks are tight, and landscaping is formal as typically consistent with traditional neighborhoods. Open space is formal and intentionally implanted in the neighborhood to provide walkable destinations.

3.1.2. T-5 Urban Neighborhood Transect Zone

The T-5 Urban Neighborhood Zone consists of dense ~~residential~~ buildings that may accommodate retail, restaurants, ~~residential~~, civic ~~uses~~, and offices. It has a tight network of Thoroughfares, very shallow setbacks, and urban-scaled open spaces. ~~Primary Principal buildings~~ Buildings shall will have a minimum height of 4-stories. Accessory buildings have no minimum height requirement. All parking fields and garages will be in the center of blocks screened by buildings, except for entrance/exit access.

3.1.3. T-6 Urban Core Transect Zone

The T-6 Urban Core zones will be primarily a high intensity mixed-use area that consists of the greatest height, the greatest variety of uses, and civic buildings of regional importance, an employment and retail area consisting of high-density commercial and mixed-use buildings that can accommodate first floor retail, restaurant, civic and office, as well as a limited amount of supporting multi-family used to screen parking garages on commercial and mixed-use blocks. ~~Standalone mixed use multifamily buildings shall not exceed 20% of gross floor area of the cumulative development in the T-6 Transect Zone and are required to dedicate 50% of the cumulative block face to dedicated non-residential use.~~ It has a tight network of Thoroughfares, very shallow setbacks, and urban-scaled open spaces. Streets have street tree plantings and wide sidewalks. Primary amenities must target the quality of life at work as well as wellness, productivity, and childcare. ~~Primary Principal buildings~~ Buildings shall will have a minimum height of 4-stories. Accessory buildings have no minimum height requirement. All parking fields and garages will be in the center of blocks screened as described in this Section.

3.2. Thoroughfare Standards

3.2.1. All Thoroughfares shall be constructed in accordance with the standards as shown in ~~Exhibit Diagram B: Thoroughfare Assemblies~~.

3.2.2. Thoroughfare Modification

Modifications to Thoroughfares to accommodate traffic calming, accommodate pedestrian and bike traffic, modify on-street parking configuration, and provide on-street micro-transit facilities, may be approved by Warrant.

3.2.3. All Thoroughfares shall terminate with other Thoroughfares in intersections, as shown in ~~Exhibit Diagram C: Intersection Assemblies~~, to form a network. Cul-de-sacs are prohibited ~~and shall only be approved on a Regulating Plan or by Warrant due to a site constraint~~. Temporary cul-de-sacs and dead ends ~~are may be~~ allowed by Warrant as an intermediate condition between project phases.

3.2.4. Block Definition

All Thoroughfares shall define blocks not exceeding the following perimeter lengths, measured as the sum of lot frontage lines:

- T-4 Transect Zones: 2,100 feet maximum, 750 feet maximum block face.

- T-5 Transect Zones: 2,500 feet maximum, 850 feet maximum block face.
- T-6 Transect Zones: 2,500 feet maximum, 850 feet maximum block face.

For purposes of calculating maximum block length, a block may be defined on one edge by open space, which is not included in the calculation for block face or block perimeter provided that pedestrian connectivity is maintained through the open space. A green street, woonerf, cross-block paseo will qualify as a street in calculating block dimensions.

3.2.5. Utility Placement

- Utility service and distribution lines (public, franchise, irrigation, and private) shall be placed underground, within the right-of-way, including traffic lanes and sidewalks or within an alley containing a utility easement.
- Utilities, franchise utilities, master irrigation, and private utilities shall be allowed in designated easements in open spaces.
- In cases where utility locations shall diverge from typical locations as provided in **Exhibit Diagram B: Thoroughfare Assemblies**, utilities should be located where they will not prevent planting of street trees or tree lawns to the extent possible.
- Transformers, switchgear, and meters should be installed along alleys in T-4 **Transect zones**. In **Zones** T-5 and T-6 **Transect Zones** meters ~~should~~ shall not front on a **public street Thoroughfare** or **open Open space Space** and should be located in alleys, wherever feasible. The placement of transformers, switchgears and meters may be installed within the right-of-way **by Warrant**. ~~The City, and its franchise utility providers, will establish cost effective techniques to minimize the visibility of above ground infrastructure.~~ These techniques may include clustering, screening, and placement in garage structures. Placement of transformers, switchgears and meters shall not be required to be placed in insets of buildings or behind the build-to-line.

3.2.6. Traffic Calming

3.2.6.1. Horizontal Deflection Improvements

Traffic calming improvements that use landscape medians, and bulb-outs ~~are may be~~ permitted by **Warrant**. Traffic calming improvements that use horizontal deflection, including traffic circles and alternative intersections, corner neck-downs, chokers, chicanes, and tapers, are permitted by Warrant.

3.2.6.2. Vertical Deflection Improvements

- Traffic calming improvements that use speed bumps, and speed humps, are not permitted in any Transect Zone.
- Traffic calming improvements that use Speed Tables are permitted by Warrant in T-5 and T-6 Transect Zones. Speed Tables may be integrated into pedestrian crossings at intersections and may be used to integrate open spaces across a street by Warrant.
- The use of Woonerfs as a traffic calming improvement is encouraged in the appropriate development context by Warrant.

3.2.7. Private Use of Public Road ROW

- On-street parking spaces may be converted to an extended patio seating area, retail space or open space by Warrant.
- On-street parking spaces may be allocated as designated parking, storage and charging of micro transit (scooters, e-bikes, etc.) by Warrant.

- Electric car charging stations may be permitted in the right-of-way by Warrant, provided they do not impede required street landscaping, traffic, or pedestrian movement.
- Shore power for food trucks, exterior lighting, and events may be permitted by Warrant in the right-of-way, provided they do not impede required street landscaping, traffic, or pedestrian movement.
- An Owners Association may regulate on-street parking relative to the use of its tenants, residents, and invitees through the use of a license agreement with the City, ~~which shall be approved~~ **subject to review and approval** by the City Manager or his / her designee.
- Food Trucks and similar uses in the right-of-way may be permitted through a license agreement and/or special event permit **subject to review and approval by the City Manager or his / her designee**.

3.3. Open Space Standards

~~3.3.1 Purpose and Intent~~

~~Open Space will be designed to:~~

- ~~• Serve the recreational needs of the residents;~~
- ~~• Provide places and opportunities for interaction within the community and with the natural environment;~~
- ~~• Provide pedestrian circulation;~~
- ~~• Serve drainage, retention, or detention needs; and~~
- ~~• Increase and preserve property values.~~

~~3.3.3.1~~ **3.3.3.1 Site Requirement**

Any area to be designated Open Space shall be shown on the Regulating Plan, preliminary plat, and final plat. A minimum of 15% **percent** of the total project area contained in a Regulating Plan shall be Open Space. Open Space dedicated to the City ~~shall may~~ count towards the Open Space requirement. Open Space with minimum size of 2,000 square feet is required within an 800-foot radius of every residential ~~lot-unit~~ and commercial/mixed-use block. Open Space meeting the requirements of this Section ~~shall may~~ be approved by the Executive Director of Community Services as a part of approval of the Regulating Plan. **Open Space shall be designed and programmed in accordance with applicable provisions for greens, parks, playgrounds, and squares in Section 155.073 (S) for civic space for the S, South Mansfield Form-based Development District.**

~~3.3.3.2~~ **3.3.3.2 Maintenance of Private Open Space**

Any private Open Space and structures thereon shall be maintained by ~~an individual~~ **the property owner**, **the** Owners Association, or other ~~similar responsible owning~~ entity. The Owners Association may adopt rules and regulations regarding access, permitted uses, security (policing) and maintenance responsibilities for the Open Space. Private Open Space not accessible to the public may not count toward the minimum Open Space requirement.

~~3.3.4.3.3~~ **3.3.4.3.3 Private Facilities within Public and Private Open Space**

Private cafes, beer gardens, recreational facilities, and temporary buildings are allowed to operate within Open Space with the permission of the owning entity. No additional parking is required for these uses.

~~3.3.5.3.4~~ **3.3.5.3.4 Public Access**

Public Open Space shall be accessible to the public from sunrise to sunset. Pedestrian and / or vehicular access to Open Space shall be provided.

3.3.63.3.5 Design Criteria

- All areas designated as Open Space shall be designed and programmed in accordance with applicable provisions for greens, parks, playgrounds, and squares in Section 155.073 (S) for civic space for the S, South Mansfield Form-based Development District. Areas designed as park land or Open Space shall be a minimum of 20 feet in width and a minimum of 2,000 square feet in size.
- Utility easements, subject to review and approval by the Director of Planning, may count towards the Open Space requirement provided they are maintained and at least 25% percent of the length of the easement has a building façade oriented towards the space, within 100 feet from the edge of the easement, such that the easement serves as a visible open space. No more than 50%25% percent of the Open Space requirement shall be met through utility easements.
- Up to 50% percent of a floodplain area subject to review and approval by the Director of Planning, may count towards the Open Space requirement provided floodplain Open Space is appropriately programmed and activated and has a building façade oriented towards the space, within 100 feet from the edge of the floodplain, such that the floodplain serves as a visible Open Space from buildings.
- Up to 50%-25 percent of a detention or retention area, subject to review and approval by the Director of Planning, may be designated as Open Space provided that it is appropriately programmed and activated ~~without fencing~~ and designed in a manner that does not call attention to its storm management function and is engaged by a building frontage.

3.3.73.3.6 Building Engagement

Where buildings are adjacent to Open Space, the buildings shall be constructed such that the primary or secondary façade is fronting to ~~trail, park, or the~~ Open Space ~~or trail, unless there is a demonstrated design constraint.~~

3.4. Urban Site Design

3.4.1. Terminated Vista

Where a Terminated Vista is indicated on a Regulating Plan, a building must be located opposite the axial termination of the Thoroughfare. On larger buildings the required termination will be a segment of façade with a unique character that is properly dimensioned to terminate the Vista. In T-4 zones the termination will take the form of an Open Space-lot, building, or segment of façade being centered on the axial location.

3.4.2. Cross Block Paseo

Where a cross-block Paseo is indicated on a Regulating Plan, a minimum 20-foot-wide pedestrian access shall be reserved between buildings for the cross-block Paseo. Buildings along a cross-block Paseo must have a Primary or Secondary Frontage. Where there is a capped block end the passage may be treated as a street corner. Every Paseo must be named on a preliminary or final plat. The ~~word-term~~ "Paseo" must be incorporated in the name of the passage.

3.4.3. Shared Access

Shared access and / or access easements across parcels are permitted and encouraged. Such easements will be indicated on the Regulating Plan. Shared access easements may be required on

the Regulating Plan where the Director **of Planning** determines the easements are necessary to minimize potential congestion, provide, convenient circulation across adjacent properties, reduce the number of curb cuts and conflict points along a street.

- Commercial development shall be designed to provide for shared access with adjacent commercial parcels.
- Provisions shall be made for connection of pedestrian and vehicle circulation systems with adjacent parcels.
- Vehicular access easements from one lot to adjacent lots and for private driveways within a lot may be provided on the subdivision plat or by separate recorded instrument. Such access easements shall be specifically defined.

3.4.4. Green Fronting Lots

- For platting purposes, not all buildings are required to have public street frontage provided they have access to a Thoroughfare or Open Space. Lots may be accessed from a public street, private street, access easement, alley or a common green using a minimum 5-foot public sidewalk easement.
- Emergency service access may be provided through a dry standpipe in an alley or common green with approval by Warrant.

3.5. Lighting

3.5.1 Intent

Lighting shall be provided to provide a level and consistency of illumination that supports pedestrian activity and promotes safety. ~~All public lighting along public access easements and rights-of-way are eligible for installation and maintenance under the existing City franchise agreement with utility providers.~~ The intent of this section is to provide even and glare free lighting throughout the district. The mix of uses requires active management of light levels and color temperatures.

3.5.2 Street Lighting Levels

Lighting levels within public rights-of-way and pedestrian areas will be in compliance with the following foot candle (fc) averages:

- **T-4 Transect Zones:**
 - Residential .25 fc
 - Commercial/Retail 1 fc
 - Institutional and Public Uses 1 fc
 - Parking Areas 1 fc
 - Key Locations Within Public Open Space .5 fc
- **T-5 and T-6 Transect Zones:**
 - Residential 1 fc
 - Urban Flex 1 fc
 - Commercial/Retail 2 fc
 - Institutional and Public Uses 2 fc
 - Public Open Space 1 fc
 - Parking Areas 1 fc
 - Street Intersection 2 fc
 - Street Centerline 1 fc

Average light levels along sidewalks may be achieved through a combination of both pedestrian-level lights and building-mounted lighting. A streetlight photometric plan shall be included as part of a civil engineering plan set.

3.5.3. Alley Lighting (T-4)

Alley lighting shall be located on garage walls facing the alley and will be limited to a maximum of two carriage light fixtures mounted at **about-least** 7 feet in elevation, and not exceeding the equivalent of 100 watts each. These lights will be controlled by automatic timers and provide dusk to dawn lighting.

3.5.4. Porch, Arcade, and Colonnade Lighting

Lighting fixtures will be located on walls, ceilings, and overhangs and shall not exceed the incandescent equivalent of 100 watts each. These lights will be controlled by automatic timers and provide dusk to dawn lighting.

3.5.5. Lighting Elements

The following lighting elements will be permitted: incandescent, color-corrected LED metal halide or halogen, or other similar lighting elements approved by the Director, provided, however, all lighting elements shall be contained in the schedule of approved lighting as shown in the City's franchise agreement with the utility provider. All exterior lights shall not exceed 4,000 kelvin on the light color. Exterior string lights are allowed within the public right-of-way and Open Space if within the above color range. The following lighting elements will not be permitted: cobra head, HID – mercury vapor and sodium vapor, HPS and fluorescent lights. Flood type lights and wall packs are only allowed behind buildings serving parking and loading areas, and they may not be visible to T4 Zones, public roads, or Open Spaces.

3.5.6. Streetlights

Streetlights are required and shall be approved by the Director and shall not exceed 4,000 kelvin on the light color range and have a horizontal or downward focus. Streetlights need to conform to the lighting standards included in the schedule of approved streetlights shown in the franchise agreement between the utility provider and the City.

3.5.7. Screened Lighting Source

All spot lighting will be focused narrowly on its intended target such as signs.

3.5.8. Civic **or Other Similar Uses Lighting**

Civic or other similar uses not listed in Section 3.5.2 may have lighting levels approved by Warrant.

ARTICLE 4. LOT AND BUILDING STANDARDS

4.1. Lot Standards

4.1.1 All lots shall either front a Thoroughfare, **private street**, or an Open Space. The portion of the lot fronting a Thoroughfare, private street, or Open Space shall be designated as its Primary Frontage. A corner lot shall have designated a Primary Frontage along the Thoroughfare, private street, or Open Space and a secondary frontage along the remaining frontage. Any lots, other than a corner lot,

fronting more than one Thoroughfare, ~~private street~~ or Open Space shall have a Primary Frontage on each ~~unless designated otherwise by Warrant.~~

- 4.1.2** There shall be no minimum nor maximum lot width for newly platted lots, newly assembled lots, or subdivisions of existing lots, as measured along their Primary Frontage, except as provided in ~~Exhibit~~ **Diagram A: Building Standards.**

4.2. Lot Coverage

Lot Coverage shall not exceed the maximum percentages by Transect Zone, as provided below:

- T-4 Transect Zones : 85 percent maximum. (Impervious cover maximum: 90%)
- T-5 Transect Zones: 100 percent maximum.
- T-6 Transect Zones: 100 percent maximum.

Lot Coverage shall be calculated as percentage of building footprint covering a lot and shall not include flatwork, encroachments, and ~~Gifts to the Street Frontages, as defined herein.~~

4.3. Building Standards

All buildings shall conform to the standards, by Transect Zone, according to ~~Exhibit-Diagram~~ **A: Building Standards.**

4.3.1 Building Orientation

~~The principal entrance shall be on a Frontage Line in the T-5 and T-6 Transect Zones. All principal building façades shall front towards the Primary Frontage as depicted on the Regulating Plan. Building Categories 1, 2 and 3 are only required to have one principal façade.~~

4.3.2 Building Configuration

4.3.2.1 Building height shall be measured in stories for each habitable level above-ground as provided in below:

- Stories are measured from finished floor to finished ceiling.
- For residential functions, all ground floors shall have a minimum story height of nine feet.
- For commercial functions, ground floors shall have a minimum story height of 11 feet and a maximum of 25 feet. A single floor level exceeding 18 feet at the ground floor shall be counted as two stories.

4.3.2.2 Building height is limited to the following maximum heights:

- Four stories in the T-4 Transect Zones.
- There are no limitations on building height in the T-5 and T-6 Transect Zones.

4.3.2.3 Height limits for masts, water towers, belfries, clock towers, chimney flues, or elevator bulkheads shall be determined by warrant.

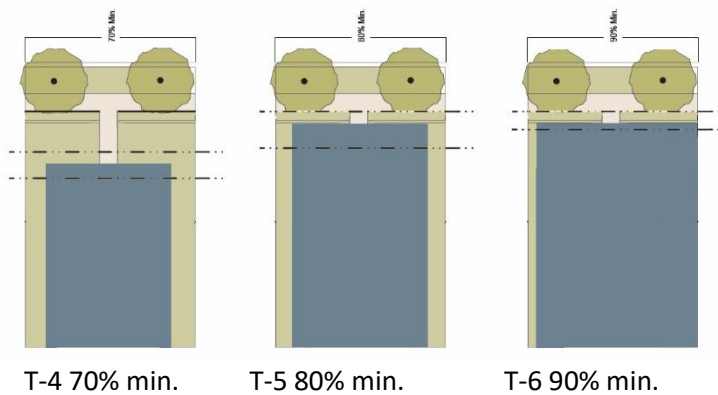
4.3.2.4 Outbuildings are limited to two stories in all transect zones and they shall be no higher than the principal building on the same lot.

4.3.2.4.3.3 Frontage Requirement

All principal building façades, inclusive of porches, courtyards, and similar Gifts to the Street elements, shall occupy the minimum percentage of the required Primary Frontage within the designated Build-to-Line Zone designated in ~~Exhibit-Diagram~~ **A: Building Standards** and included in the Regulating Plan as specified below:

- T-4 Transect Zones: 70 percent min.
- T-5 Transect Zones: 80 percent min.

- T-6 Transect Zones: 90 percent min.



- Buildings in T-5 and T-6 Transect Zones may have more than one Primary Frontage as shown on a Regulating Plan.
- The Director of Planning may approve reductions in the Frontage Requirement to accommodate for inset or side private yards.

4.3.34.3.4 Building Entrances

- In the T-4, T-5 and T-6 Transect Zones first story residential functions shall have an average finished floor elevation of a minimum of 16 inches above the elevation of the sidewalk. In cases of grading, elevation change, and site condition issues, average minimum finished floor requirements may be waived by Warrant. Minimum finished floor elevations will be shown on the site plan.
- For retail, restaurant, Urban Flex, and residential buildings: all first-floor units adjacent to a street or Open Space shall have their primary direct entrance on the adjacent street or Open Space. Secondary entrances are allowed from a garage or interior corridor. Lobbies are allowed for access to interior units or other areas of the building.
- Entrances into upper floor residential functions in mixed-use buildings may be at sidewalk grade.
- Lobby entrances used as the primary building entrance are allowed for office buildings, hotels, civic, and other buildings that must manage access. Other buildings may be permitted a lobby as primary entrance for architectural merit by Warrant.
- Buildings are permitted to have a lobby as a secondary entrance in addition to the required entrances to the street or Open Space.

4.3.44.3.5 Additional Building Criteria

4.3.4.14.3.5.1 Bungalow Court

- Bungalow Court buildings shall be exempt from the Frontage Requirements.
- Individual homes shall be oriented in a way to face each other around a common green or cap the courtyard fronting on a street.
- Parking may be associated with each unit in the rear, provided onsite in a common parking area, or provided off-site.
- Units may exist on a single lot or be platted separately with addressing from an alley or from the common green.
- Emergency service may be provided through a dry standpipe in the alley or common green with approval of a Warrant.

- Setbacks shall be calculated at the exterior of the lot, not between individual buildings on a common lot.

4.3.4.24.3.5.2 Ancillary Structures

- Ancillary structures such as sheds, storage buildings, animal houses and similar structures shall be less than 200 square feet and less than 12' in height.
- Structures less than 8 feet in height may be setback 0 feet from property lines provided they are to the side or rear of the primary building and no portion of the structure crosses the property line.
- Ancillary structures between 8 feet and 12 feet in height shall be setback a minimum of 5 feet from property lines and be in the rear of the primary building.
- Ancillary structures on corner lot lines shall be restricted to placement along the interior side lot line.

4.3.4.34.3.5.3 Outbuildings

- Setbacks: The rear setback shall be a minimum of 5 feet from the rear lot line, and the side setback shall be a minimum of 0 feet from the side lot line.
- Building height shall be limited to 2 stories in all Transect Zones.

4.4. Frontage Standards

Private frontages shall be configured by Transect Zone and shall conform to the requirements provided below.

4.4.1 First Lot Layer Standards

- Lots fronting two or more Thoroughfares or Open Spaces shall utilize frontage types and fences as described in this Section along each fronting Thoroughfare or Open Space.
- Loading docks, service areas, and utility meters are not permitted along Primary Frontages. (This does not apply to designated Loading Areas located along a right-of-way)
- At the principal facade of each building, each first story unit shall be provided one of the frontage types described below.
- A front door shall be provided on the street or Open Space frontage.
- Charleston Side Porch building types are a permitted building type.
- In support of pedestrian activity, commercial functions may utilize a portion of the right-of-way for seating, serving, displays of merchandise, temporary signage, or other business-related activities provided there is a minimum 6-foot contiguous clear path maintained within the setback, right-of-way, or any combination of both.
- A dooryard frontage or a stoop frontage shall be provided at the principal entrance of each row house dwelling where fronting on any Thoroughfare or Open Space, including mews streets.
- A dooryard frontage shall be provided at the individual entry of each ground floor dwelling in a multi-family residential building where fronting on any Thoroughfare or Open Space, including mews streets.
- A shopfront frontage shall be required for all ground floor commercial functions, including live-work units. A shopfront frontage shall not be required for lodging functions.

4.4.2 Gifts to the Street Frontage Enhancements

Gifts to the Street are amenities to be chosen by an applicant and are allowed by right, pursuant to an approved Architectural Pattern Book. Lot area between the Gift to the Street and the street right-

of way line shall be maintained as a landscaped area. These elements are essential to the prevention of monotony. Gifts to the Street are allowed up to the right-of-way line in T-4 Transect Zones and allowed into the pedestrian and landscape portions of the right-of-way in T-5 and T-6 Transect Zones. Gifts to the Street differ from encroachments as they are architectural features rather than building components.

4.4.34.4.2 Regulating Plan Frontage Types:

4.4.34.4.2.1 Commercial Ready Frontages

The Regulating Plan shall designate Commercial Ready Frontages, ~~if provided, along all Avenue, Boulevard, and Street~~ block faces ~~with a minimum public right-of-way of 43 feet in the T-5 and T-6 all~~ Transect Zones. Commercial Ready Frontages designation requires that a building provide a shopfront at the sidewalk level along ~~a designated each~~ frontage ~~and that the space. These spaces are intended to~~ be built to accommodate commercial uses ~~only~~, and shall maintain at least a 16-foot floor-to-floor height on the ground floor. Secondary entrances are allowed from a garage, corridor, or rear of building.

- The design and layout of the first story floor shall:
 - provide for commercial, retail or restaurants uses.
 - provide for commercial access and ADA requirements.
 - ~~provide for commercial power and gas load needs.~~
 - ~~provide for accommodation for future restaurant venting and sewage utilities, such as grease traps and interceptors, that are designed into the building.~~

- ~~Restaurant Ready Frontage. A subset of the Commercial Ready Frontages for restaurants may be identified on the Regulating Plan. Accommodation for future restaurant venting and sewage utilities, such as grease traps and interceptors, shall be designed into the building. This frontage type is encouraged to be included at key building corners, at the locations of the most promising future activity nodes, and at active edges of buildings.~~

4.4.34.4.2.2 Urban Flex Frontage

- Where Urban Flex frontage is designated on the Regulating Plan, a building shall provide a shopfront at the sidewalk level along the designated frontage. These spaces are intended to be built to accommodate either commercial, residential or live/work uses. These uses may be adjacent to each other and are interchangeable over time without limit. The ground floor plate height shall be set to accommodate a minimum 12-foot floor to floor height within primary rooms facing the street. Finished floor elevation may be flush with the sidewalk to provide ADA accessibility. Secondary entrances are allowed from a garage, corridor, or rear of building. At least one restroom per occupancy will meet ADA commercial requirements. Urban Flex space does not require additional future inspections related to the periodic changes of use and are grandfathered under the specific building code under which they were originally built. Once a building permit is approved it shall be considered complete. Subsequent applications for building permits for a building, or a parts of a building, with an approved permit shall only be subject to the standards and regulations in effect when the original permit was approved except for standards and regulations necessary to prevent imminent threats of destruction of property or injury to persons. The review

process for any subsequent permits may not address items already approved in a previous permit.

- **Restaurant Ready Flex Frontage.** A subset of the Urban Flex frontages for restaurant uses, which, if used, shall be designed on the Regulating Plan. This frontage type is encouraged to be included at key building corners at the locations of the most promising future activity nodes, and active edges of buildings. This frontage type requires accommodation for future restaurant venting and sewage utilities such as grease traps and interceptors, which shall be designed into the building. These spaces are intended to be built to accommodate either commercial, restaurant, residential or live/work uses. These uses may be adjacent to each other and are interchangeable over time without limit. The ground floor plate height shall be set to accommodate a minimum 12-foot floor to floor height within primary rooms facing the street. Finished floor elevation may be flush with the sidewalk to provide ADA accessibility. Secondary entrances are allowed from a garage, corridor, or rear of building. At least one restroom per occupancy will meet ADA commercial requirements. Future inspections are not required for periodic changes of use unless plumbing is altered. Buildings are grandfathered under the specific building code under which they were originally built. Once a building permit is approved it shall be considered complete. Subsequent applications for building permits for a building, or a parts of a building, with an approved permit shall only be subject to the standards and regulations in effect when the original permit was approved except for standards and regulations necessary to prevent imminent threats of destruction of property or injury to persons. The review process for any subsequent permits may not address items already approved in a previous permit.

4.4.44.4.3 Private Frontage Types

The private frontages are divided into the following types:

- Yard
- Stoop
- Porch
- Forecourt
- Dooryard
- Shopfront
- Gallery/ Colonnade
- Arcade
- Terrace

4.4.4.14.4.3.1 Yard Frontages

- Permitted by right in the T-4 Transect Zone, and may be approved by Warrant in the T-5 ~~and T-6~~ Transect Zones.
- Fences and hedges at frontages shall follow fencing standards in Section 4.6.
- Yards may contain landscaping as described in an Architectural Pattern Book permitted by this form-based development district and in Section 155.092.

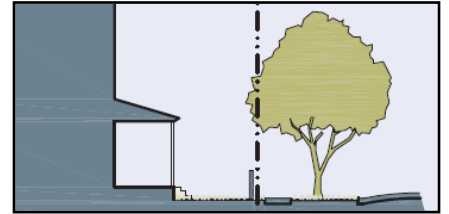
4.4.4.24.4.3.2 Stoop Frontages

- Permitted by right in the T-4, T-5 and the T-6 Transect Zones.
- Stoops may encroach into a front or side street setback to within 2 feet of the right-of-way.
- Stoops may be recessed into the façade.
- Stoop entrances are usually an exterior stair and a landing, but it may be recessed into the volume of the building.



4.4.4.34.4.3.3 Porch Frontages

- Permitted by right in the T-4 Transect Zone, ~~and~~ may be approved by Warrant in the T-5 ~~and T-6~~ Transect Zones.
- Fences and hedges at frontages shall follow fencing standards in Section 4.6.
- Porches may encroach into a front or side street setback to within 2 feet of the right-of-way.
- Primary Porches shall be no less than 7 feet deep. Door landings and insets are not regulated as porches. Secondary porches limited in depth by setbacks may be shallower.
- A porch shall be measured from frontmost face of the building to edge of porch foundation.



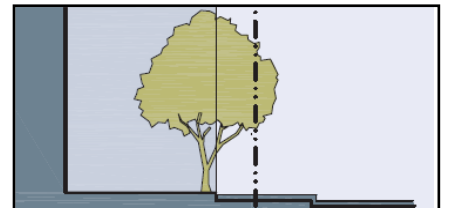
4.4.4.44.4.3.4 Dooryard Frontages

- Permitted by right in the T-4, T-5 and T-6 Transect Zones.
- Dooryard frontages may encroach into a front or side street setback to within 2 feet of the right-of-way.
- Dooryards shall be a minimum depth of 7 feet measured from the front most face of the building to the front property line.
- ~~May or not Dooryards shall~~ be fenced or walled; ~~—and the required~~ fence or wall shall not exceed 36" in height and the design of fences and hedges at frontages shall follow fencing the applicable standards set forth in Section 4.6.
- ~~Must Dooryards shall~~ have openings or operable gates to ~~street the Thoroughfare~~ or Open Space.



4.4.4.54.4.3.5 Forecourt Frontages

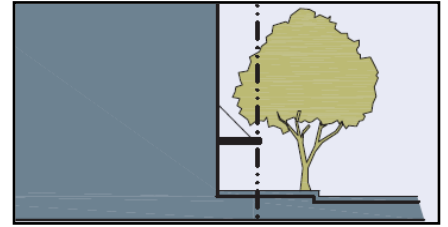
- Permitted by right in the T-4, T-5 and the T-6 Transect Zones.
- Forecourts may recess from the frontage line a maximum of 30 feet. Deeper recesses may be allowed to serve an architectural purpose by Warrant.
- Forecourts shall be fronted with building frontages.



- Driveways within forecourts shall be limited to 20 feet in width unless required as fire lane.

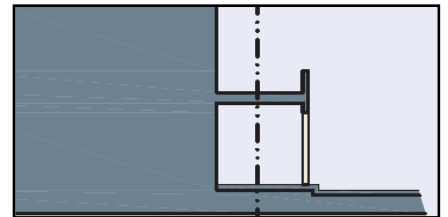
4.4.4.64.4.3.6 Shopfront Frontages

- Permitted by right in the T-4, T-5, and T-6 Transect Zones.
- All shopfronts shall adhere to the shopfront design criteria in Section 8.4.
- Shopfronts may be freestanding or combined with forecourt, gallery, or arcade frontages.
- The principal entrance shall be at sidewalk grade.
- The principal entrance may be recessed up to eight feet in depth from the building façade.
- Shopfronts may be shaded by awnings as provided in below:
 - Awnings are permitted to encroach into the public right-of-way to within 2 feet of the curb.
 - Awnings shall project horizontally from the building façade a minimum of 6 feet.
 - Awnings may be fixed or movable.
 - Awnings shall provide a minimum vertical clearance of 8 feet.



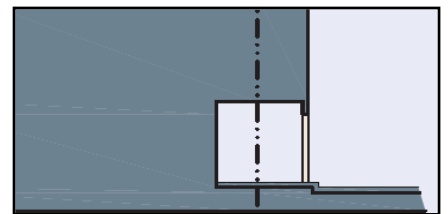
4.4.4.74.4.3.7 Gallery / Colonnade Frontages

- Permitted by right in the T-5 and T-6 Transect Zones and may be approved by Warrant in the T-4 Transect Zone.
- Gallery/ Colonnade may encroach into the public right-of-way to within 2 feet of the curb.
- Gallery/ Colonnade shall provide a minimum vertical clearance of 10 feet and project horizontally from the façade a minimum of 10 feet.
- Where Gallery/ Colonnade encroach into the public right-of-way, Street Trees may be replaced with alternative planting by Warrant, and pedestrian streetlights may be replaced with lighting incorporated in the building structure by Warrant.



4.4.4.84.4.3.8 Arcade Frontages

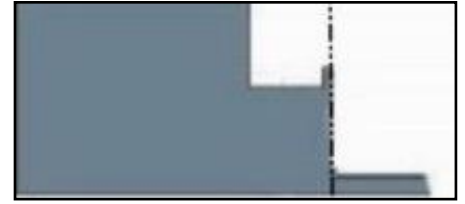
- Permitted by right in the T-5 and T-6 Transect Zones.
- Arcades may encroach into the public frontage to within 2 feet of the curb.
- Arcades shall provide a minimum vertical clearance of 10 feet and project horizontally from the façade a minimum of 10 feet.
- Alternatives to public planting and public lighting may be used where arcades encroach into the public right-of-way. Where Arcade frontage encroach into the public right-of-way, Street Trees may be replaced with alternative planting by Warrant, and pedestrian streetlights may be replaced with lighting incorporated in the building structure by Warrant.



- A terrace may be combined with an arcade to provide outdoor space for units above the first floor.

4.4.4.94.4.3.9 Terrace Frontages

- Permitted by right in the T-4, T-5 and T-6 Transect Zones.
- Terrace frontages may encroach into a front or side street setback to within 2 feet of the right-of-way.
- A terrace may be used to provide outdoor space for units above the first floor.



4.5 Anti-Monotony Standards

4.5.1 Building Type Variety (T-4 Transect Zone)

A development utilizing the T-4 Transect Zone shall have a minimum residential mix of the following building types as shown in **Exhibit Diagram A: Building Standards:**

- Minimum of 15% of lots from Category 1.
- Minimum of 15% of lots from Category 2.
- Minimum of 15% of lots from Category 3.

4.5.2 Façade Variety (T-4 Transect Zone)

Buildings within the T-4 Transect Zone will be subject to the following elevation repeat setbacks. Plans with the same elevations will not be repeated within 5 homes on either side of the building in question nor 5 lots on either side of the lot directly across the frontage street or Open Space, as indicated in the graphic below. Provided there is variation in façade design, floorplans may repeat without limitation. Changes to façade materials, roof form, windows, and architectural style will constitute non-repeat of facades **subject to review and approval by the Director of Planning**. Row Houses are not regulated by individual unit façade but by building façade. Row House building façade shall not repeat the façade from the buildings on either side or across the street. Row House facades may repeat when used as liner buildings.



Note: Houses with the same or similar facade as determined by the Town Architect must be separated by a minimum of five(5) lots unless specifically authorized by the Town Architect.

4.5.3 Anti-Podding (T-4 Transect Zone)

In the T-4 Transect Zone, residential building types will be spread across a neighborhood and not concentrated in large clusters.

~~4.5.4 Multi-family and Commercial Façade Variety (T-5 and T-6 Transect Zones)~~

~~In the T-5 and T-6 Transect Zones, Multifamily and Commercial façades along a block longer than 300 feet and Multifamily and Commercial facades on buildings across the street from each other shall vary. These façade variations may be accomplished through several means including:~~

- ~~• Architectural Style;~~
- ~~• Materials;~~
- ~~• Color;~~
- ~~• Fenestration;~~
- ~~• Roof lines;~~
- ~~• Building height; and~~
- ~~• Minor façade setbacks and projections.~~

~~Limited architectural style repetition for the sake of enclosing a public space is allowed by Warrant.~~

4.6 Fencing Standards

4.6.1 General Standards

~~4.6.1.1 Warrants Allowed~~

~~The Developer may request variations to the standards set forth in this section by Warrant if the variations meet the intent of this Section.~~

~~4.6.1.2~~ 4.6.1.1 Materials

Allowed materials include fences made of wood, masonry, quality metal in a variety of styles, tubular steel, and quality wrought iron fencing in a modern style without finials. Examples of prohibited materials include chain link, plywood, particleboard, corrugated metal sheets, and other makeshift materials. High quality plastic fencing with architectural merit may be approved by Warrant.

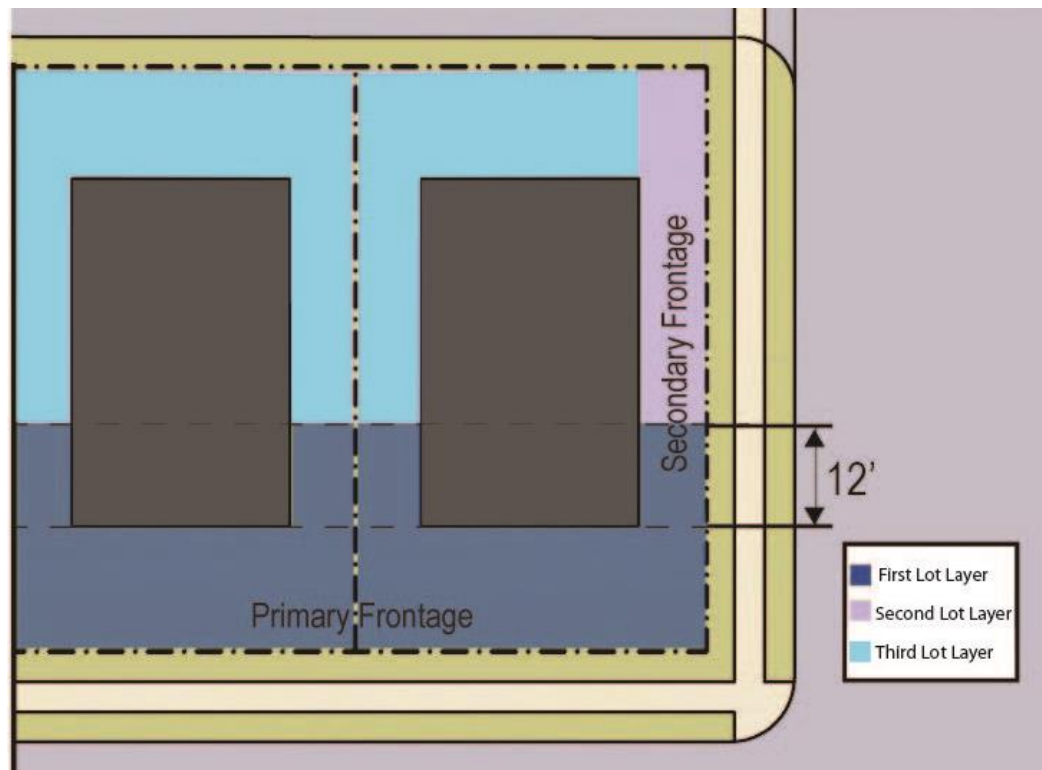
4.6.2 Permitted Fences, Walls, and Hedges

TABLE 1: PERMITTED FENCE, WALL, AND HEDGE STANDARDS

Permitted Fence Area / Purpose	Height*	Minimum Fence Transparency	Acceptable Types/Materials
First Lot Layer: Residential yard facing a front or side street or open space, and within 12 feet behind Build-to-Line between homes.	No more than 40" pickets + 4" for posts. Arbor gateways allowed per an Architectural Pattern Book. Fences shall include planting an adjacent continuous hedge in a minimum 24" wide planting bed alongside street and open space frontages.	25% open	Ornamental (metal) Picket (wood) with a fence cap Ranch (wood) Masonry (stone, brick, similar materials) Shrubby hedge Wood frame wire approved by Warrant Details to be described in an Architectural Pattern Book to avoid monotony. All posts shall be oriented towards the inside of the yard.
Second Lot Layer: Residential side yard 12 feet behind Build-to-Line and/or fronting a street or open space.	No more than 6 ft in height as measured from the ground. 1) Shall include a top cap 2) Shall include a planting hedge in a minimum 24" bed alongside one fence panel at the corner of alleys	When backing or siding to a trail, fence shall be 75% open excluding columns.	Ornamental (metal) Picket (wood) with a fence cap Ranch (wood) Privacy (wood) Masonry (stone, brick, similar materials coordinated with associated building) Shrubby hedge. Ornamental metal or combination metal and wood shall be used in areas adjacent to common open space to promote views. Wood frame wire approved by Warrant Details to be described in an Architectural Pattern Book to avoid monotony. All posts shall be oriented towards the inside of the yard.
Third Lot Layer: Residential side yard 12 feet behind Build-to-Line, fence between lots, rear yard, and alley. (Not fronting a street or open space.)	No more than 6 ft in height as measured from the ground. 1) Shall include a top cap 2) Shall include a planting hedge in a minimum 24" bed alongside one fence panel at the corner of alleys	When facing an alley the first panel along an alley, When backing or siding to a trail, fence shall be 75% open excluding columns. When fence is between homes or along alleys fence shall utilize top cap and may be 0% transparent.	Ornamental (metal) Picket (wood) with a fence cap Ranch (wood) Privacy (wood) Masonry (stone, brick, similar materials coordinated with associated building) Shrubby hedge. Ornamental metal or combination metal and wood shall be used in areas adjacent to common open space to promote views. Wood frame wire approved by Warrant Details to be described in an Architectural Pattern Book to avoid monotony. All posts shall be oriented towards the inside of the yard.

Permitted Fence Area / Purpose	Height*	Minimum Fence Transparency	Acceptable Types/Materials
Parking area: non-residential and multifamily residential development	No more than 40" pickets + 4" for posts. Arbor — gateways allowed per an Architectural Pattern Book. Fences shall include planting an adjacent continuous hedge in a minimum 24" wide planting bed alongside street, alleys, driveways, and open space frontages.	0%	Ornamental (metal) Picket, lattice (wood) with a fence cap Ranch (wood) Bollard and chain Masonry (stone, brick, decorative CMU, similar materials coordinated with associated building) Shrubby hedge Wood frame wire approved by Warrant Details to be described in an Architectural Pattern Book to avoid monotony.
Development perimeter fences <u>and walls</u> (including multifamily perimeter fencing and access gates)	<u>Where provided, shall consist of stacked stone or hedging subject to review and approval by the Director of Planning, provided that not an allowed no</u> fence type along a street or open space.		

*Higher fences are permitted where required to meet pool enclosure requirements.



4.6.3 Required Fences, Walls, and Hedges

TABLE 2: REQUIRED FENCE STANDARDS

Required fence Area / purpose	Height	Minimum Fence transparency	Acceptable types/materials
Outdoor storage area. May not be visible from a public frontage.	6 ft. - 8 ft.; may be taller if it screens tall objects.	shall be solid when next to or visible from residential use	Picket (wood) — Masonry (stone, brick, decorative CMU, similar materials) Details to be described in an Architectural Pattern Book.
	Should include the same, similar, or compatible materials, finishes and detailing as the host structure.		
Dumpster and utility area. May not be visible from a public frontage.	7 ft. - 8 ft.	Shall be solid	Masonry (stone, brick, decorative CMU, similar materials to be coordinated with associated building)
	Shall include the same, similar, or compatible materials, finishes and detailing as the host structure, except for industrial uses. Gates shall be visually and structurally solid; shall be metal. Dumpsters and compactors cannot be unscreened unless they are used for a construction or demolition project on the site. Details to be described in an Architectural Pattern Book.		
Loading area wing wall	Up to the building parapet, height determined in site plan review	Shall be solid	Masonry (stone, brick, decorative CMU, similar or compatible materials, subject to review and approval by the Director of Planning) Details to be described in an Architectural Pattern Book.
	Shall include the same, similar, or compatible materials, finishes and detailing as the host structure.		
Utility substation or facility	6 ft. or sufficient to conceal the substation or minimum height required by the utility provider.	Shall be solid	Masonry (stone, brick, decorative CMU, similar or compatible materials, subject to review and approval by the Director of Planning) Details to be described in an Architectural Pattern Book.

ARTICLE 5. PARKING STANDARDS

5.1 General

The parking requirements shall be determined by the use, as provided below. The parking provided shall include the actual parking spaces provided within the lot and the parking spaces that are along the parking lane corresponding to lot frontages. Tandem parking spaces regardless of configuration shall count towards required parking.

5.2 Off-Site Parking

All required parking shall be on the same lot as the use served, except as follows:

- In the T-4, T-5, and T-6 Transect Zones, up to 100 percent of the required parking may be provided off-site by a parking lot or a parking structure within 800 feet of the subject lot.
- In the T-4, T-5 and T-6 Transect Zones, a liner building less than 31 feet deep and no more than 2.5 stories in height shall be exempt from parking requirements.
- Accessory Dwelling Units on corner lots are exempt from additional parking requirements

5.3 Shared Parking Agreements

Required parking may be provided with shared parking agreements among property owners, tenants, or users. A shared parking agreement shall supersede the single-use parking requirement in Section 5.4. Shared parking standards may be calculated using the 3rd edition (or newer) of the ULI/NPA/ICSC Shared Parking Manual.

- ~~The intent of shared parking agreements is to:~~
 - ~~Create more efficient walkable environments;~~
 - ~~Minimized impervious cover;~~
 - ~~Reduce urban heat island effect;~~
 - ~~Reduce runoff and drainage impact; and~~
 - ~~Allow additional complementary uses to be added without requiring additional parking.~~
- Agreements which share parking between uses with non-conflicting parking demands are encouraged to reduce the amount of land area devoted to parking if the applicant can demonstrate that shared parking is feasible.
- Where different uses create staggered parking demand periods, shared parking calculations among adjacent parcels and uses is permitted to justify reducing the amount of overall cumulative required parking.

5.4 Parking Requirements

For purposes of the T, Toll Road 360 Form-Based Development District, minimum parking spaces shall generally not be required, as described in Table 3: PARKING.

TABLE 3: PARKING

Use	Minimum Parking Requirement
Residential Uses	None except that multiple-family dwellings of 50 or more units that provide off-street parking for residents shall also provide designated visitor parking at a ratio of not less than one visitor space per 50 dwelling units
Lodging, Office, Civic, Institutional And Public Civic Uses	None
Lodging, Office, Industrial, Education, and Retail Sales And Services	None
Offices	None
Food And Beverages	None
Commercial, Recreation, Entertainment, and Lodging	None
Medical Facilities	None

Use	Minimum Parking Requirement
Transportation	None
Storage	None
All Other Functions	Parking requirements for other functions-uses not listed in the Section shall defer to the City of Mansfield Zoning Ordinance be in accordance with the provisions for parking requirements in Section 155.091, Off-street parking and loading standards. Where the Zoning Ordinance is provisions in Section 155.091 are silent, the parking requirement shall be determined by Warrant. Any modification to the parking requirement shall be determined by Warrant.

5.5 Parking Access

- 5.5.1 All required parking, except for on-street parking shall be accessed by alleys or private drives.
- 5.5.2 All vehicular entrances to parking lots and parking structures shall be no wider than 24 feet at the Primary Frontage line or the required fire lane width, unless otherwise approved by Warrant. The entry may be wider to accommodate pedestrian access.

5.6 Parking and Garage Criteria

5.6.1 Garages Specific to the T-4 Transect Zones:

5.6.1.1 Garage Door Design

All garage doors shall be made of composite wood or wood. Garage doors may include detailing and / or relief to include glass and other articulations. Any garage door facing a street shall:

- Include detailing and/or relief in the surface using wood, glass or metal with an upgraded finish, windows are a preferred element. Embossed metal doors are prohibited; and
- Be a color consistent with the overall home design.
- The use of 3 car garage doors on a street facing facade is prohibited.

5.6.1.2 Single Family Detached

- All garages shall be accessed from an alley located to the rear or side of the lot, located either (i) in the rear third of the lot; (ii) at the side of a lot, but located in the rear 1/3 of the lot; or (iii) in the front, but located a minimum of 20 feet behind the front façade of the home.

5.6.1.3 Single Family Detached Lots 60 feet or wider:

• Garage Front Load

A front loaded garage is permitted in a pull through configuration if the front of the garage is located a minimum of 20' behind the front facade of the home.

• Garage Side Loaded

~~Garages that are side loaded along a side street are permitted at the rear 1/3 of the lot. These require single width garage doors with architectural windows.~~

~~5.6.1~~ 5.6.1.3 Carports

~~All~~ Carports ~~are permitted in the~~ shall be located in the rear 1/3 of the lot provided they are accessed from the alley and shall be architecturally consistent in materials and design to the primary building.

5.6.2 Specific to the T-5 and T-6 Transect Zones:

- All parking lots, parking structures, and surface parking that are not on-street shall be located a minimum of 30 feet behind the lot frontage.
- Parking lots shall have one tree a minimum of 2.5 caliper inches planted at the head of every fifth parking space. A single tree may serve each side where head-to-head parking rows are provided. The goal of this requirement to mitigate urban heat island effects by shading cars and parking stalls and enhance driver comfort. ~~The owner of the property has the obligation to maintain the trees. In the event of disease, decay, or death of a tree, the tree shall be replaced by the property owner within 60 days of notice from the City.~~ Portions of the lot that are covered are not required to have tree coverage.
- The top floor of a parking garage is not required to have trees.
- Except where otherwise permitted, parking structures and surface lots shall be screened by buildings along public frontages.
- Parking structures may not exceed the height of the surrounding buildings.
- Openings for driveways to parking shall have primary building frontages on either side of the opening. The opening must not exceed 75 feet in width. Any parking structure visible through the opening shall have a façade that is compatible with the adjacent building elevations. The space between the right-of-way and the face of the garage must be configured as an inset courtyard. A single driveway serving a parking structure is allowed on either side of the inset courtyard. If garage inset courtyards are planned on facing blocks they should be aligned and planned as a single space connected by a speed table across the common road.
- Parking lots and garages may be accessed by a minimum 8- foot wide path.

5.7 Bicycle Parking

Bicycle parking shall be provided in T-5 and T-6 Transect Zones pursuant to the following minimum requirements:

TABLE 4: BICYCLE PARKING

Use	Spaces
Office	2 spaces per 10k sf
Residential	2 spaces per 20 units
Retail	1 space per 5,000 sf
Restaurant	1 space per 1,000 sf

5.7.1 Location Criteria

Long Term bicycle parking shall be located in an area accessible from the building it serves and may not be located visible to a public frontage.

Short Term bicycle parking:

- shall be located within a right-of-way, setback, or parkway zone, provided the rack and secured bicycle provide a minimum 6-foot unimpeded clear zone and does not encroach into drivelines;

- may be combined to serve multiple buildings or uses if these spaces are located no further than 300 feet from the building entrance it serves; and
- may be grouped together with no more than 10 short term parking spaces at the same location.

5.8 Commercial Loading and Delivery Areas.

Commercial loading and deliveries shall be allowed as follows:

- Commercial loading areas and deliveries shall be accessed from alleys where available.
- Where alleys are not available, then on-street loading and deliveries are permitted under the following conditions:
 - Loading areas shall be indicated on the Regulating Plan – a network of shared loading areas may be proposed on the Regulating Plan;
 - On-street commercial loading and delivery are permitted only within designated loading zones; and
 - On-street commercial loading and delivery duration may not exceed 30 minutes.

ARTICLE 6. LANDSCAPE STANDARDS

6.1 Landscape Standards

All landscaping shall comply with the provisions set forth herein for this T, Toll Road 360 Form-Based Development District ~~or as set forth within an approved Architectural Pattern Book~~. Where the provisions of this form-based development district ~~or the approved Architectural Pattern Book~~ are silent on landscaping matters, then the provisions for landscaping for the S, South Mansfield Form-based Development District, found in Section 155.092, Landscaping and screening standards, of the Mansfield City Code, shall apply.

6.2 Tree Preservation and Removal

Tree preservation and removal shall follow the standards in Chapter 99, Natural Resources Management, of the Mansfield City Code. Street Trees ~~shall~~ may count towards any tree replacement requirement, subject to review and approval by the Director of Planning. Existing trees may be replaced, subject to review and approval by the Director of Planning-City Manager, or his/her designee.

6.2.1 Nuisance Trees

Nuisance trees included on the Prohibited Plant List in Section 155.092, Landscaping and Screening Standards, of the Mansfield City Code may only be removed ~~from a developed or undeveloped lot after tree removal plan has been submitted for review and approval, and a tree removal permit has been issued by the City anytime. Replacement of nuisance trees is not required.~~

6.2.2 Diseased, Dangerous and Dead Trees

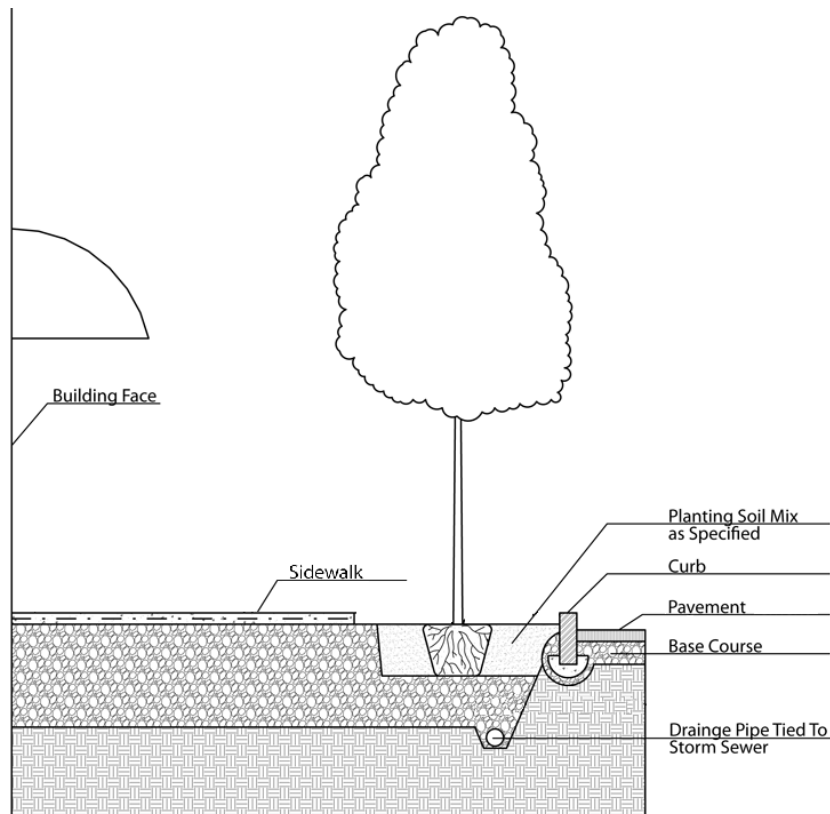
Diseased, dangerous, and dead trees of all species may only be removed after a tree removal plan has been submitted for review and approval, and a tree removal permit has been issued by the City in accordance with all applicable codes, ordinances, and regulations ~~from an undeveloped lot anytime. Replacement of removed diseased, dangerous, and dead trees from an undeveloped lot is not required.~~

6.3 Street Trees

- 6.3.1.** Street Trees shall be selected from the species list provided in Section 6.3.5 or Section 155.092, Landscaping and Screening Standards, of the Mansfield City Code, and Street Trees shall be installed at the spacing and locations as shown in **Exhibit B: Thoroughfare Assemblies**.

6.3.2. Installation Criteria

Street Trees from the Approved Street Tree List in Section 6.3.5 or Section 155.092, Landscaping and Screening Standards, of the Mansfield City Code do not require root barrier or structure soil and shall generally be installed per the standards shown below. Street Trees in raised planter boxes are also an acceptable planting method for Street Trees in the T-5 and T-6 Transect Zones.



6.3.3. Installation Timing

Street trees shall be planted concurrent with development of an adjacent lot by the developer/ builder of the applicable lot.

6.3.4. Maintenance

The obligation to plant, maintain and replace diseased or dead Street Trees within public right-of-way is the obligation of the adjacent property owner unless the responsibility is assumed by an Owners Association. Replacement trees shall be installed within ~~60~~30 days of notice from the City.

- Street trees must be trimmed to a minimum of 7-feet clearance over sidewalks, a minimum of 10-feet clearance over driveways and parking lots, and a minimum of 14-feet clearance over alleys, fire lanes and streets.

6.3.5 Approved Street Trees

Caddo Maple *Acer barbatum* "Caddo"

Texas Persimmon *Diospyros virginiana*
Texas Ash *Fraxinus texensis*
Sweetgum *Liquidambar styraciflua*
Chinese Pistachio *Pistacia chinensis*
Texas Pistache *Pistacia texana*
Burr Oak *Quercus macrocarpa*
Chinquapin Oak *Quercus muhlenbergii*
Shumard Oak *Quercus shumardi*
Texas Red Oak *Quercus shumardi* "Texana"
Live Oak *Quercus virginiana*
Pond Cypress *Taxodium ascendens*
Bald Cypress *Taxodium distichum*
Winged Elm *Ulmus alata*
Cedar Elm *Ulmus crassifolia*
Lacebark Elm *Ulmus parvifolia*

ARTICLE 7. SIGNAGE STANDARDS

7.1 General Standards

- Signage may only be externally lit with full-spectrum source, unless otherwise indicated herein or approved by Warrant.
- Direct lighting, back lighting, and halo lighting is permitted.
- One address number will be attached to the building in proximity to the principal entrance, and one address number shall be installed over the garage or the rear entrance of a building.
- Restaurant and retail areas may have a neon (or LED neon facsimile) or special designed exterior sign if approved by Warrant. In considering the Warrant, such items as its artistic value to the district will be considered.
- Signs that exceed the allowed sign area maximum may be approved by Warrant. In considering the Warrant, such items as architectural and artistic value to the district will be considered.
- All signs shall comply with the provisions of Section 155.090, Sign Standards, of the Mansfield City Code for design, construction, and maintenance, except as provided below.

7.2 Prohibited Signs

The following signs will not be permitted:

- Off-Premise signs (unless approved by Warrant for a facility or event of community or regional-wide importance);
- Internally lit sign boxes;
- Injection-molded and back-lit signage of any type;
- Flashing, animated or running light signs;
- Pole signs;
- Portable signs, except Sandwich/A-frame or similar signs in retail areas;
- Digital signs that change images more frequently than once every 30 seconds;
- Balloon and Inflatable Signs;
- Sail or Feather Signs;

- Spray painted and handwritten signs, except window signs applied in a professional manner to the inside of the window using paints; and
- Billboards.

7.3 Sign Types

7.3.1 Roof Signs

Roof signs are allowed by right for Multifamily and Mixed-Use buildings in T-5 and T-6 Transect Zones on buildings within 660' of SH 360 or as approved by Warrant.



7.3.2 Wall Signs

- One Wall Sign will be permitted per occupancy, per street frontage. A single occupancy building may be allowed additional signage by Warrant.
- The maximum size of a Wall Sign will be 30 square feet if located 20 feet or higher above grade and 15 square feet if less than 20 feet above grade.
- There will be a minimum 10-foot distance between Wall Signs (excluding Building Identification Sign or Directory Sign).
- In addition, one Wall Sign, not exceeding 6 square feet in area, will be permitted on any side or rear entrance that is open to the public. Such wall signs may only be lighted during the operating hours of business.

7.3.3 Hanging / Projecting Signs

- Hanging Signs will be a maximum of one per occupancy, per building face.
- Hanging Signs will be a maximum area of 12 square feet per side, per Building Face; and will not exceed 5 feet in width.
- Hanging Signs may be suspended from Awnings, galleries, and arcade ceilings.
- Hanging Signs will be a minimum of 8 feet in distance from the ground to the lower edge of the sign.
- Hanging Signs will have a minimum 15-foot distance between signs.



7.3.4 Vertical Blade Signs

- Vertical Blade Signs will be a maximum of one per Building Face.
- Vertical Blade Signs will be a maximum area of 60 square feet per side, per Building Face and will not exceed 5 feet in width.
- Vertical Blade Signs will be a minimum of 10 feet in distance from the ground to the lower edge of the sign.
- Vertical Blade Signs will have a maximum height so as not to extend above the adjacent wall.
- Blade Signs must be located at the corner of a building adjacent to an intersection unless a Warrant is granted for an appropriate alternative location.



7.3.5 Home Occupation Signs

- Home Occupation Signs of any type are allowed in T-4, T-5, and T-6 Transect Zones.
- Home Occupation Signs will be a maximum of one per residence.
- Home Occupation Signs will be a maximum area of 3 square feet per Building Face and will not exceed 3 feet in width.
- Home Occupation Signs will be mounted on a Building Face, porch, or on a front fence adjacent to or near an entry.



7.3.6 Window Signs

- Window Signs of any type are prohibited in the T-4 Transect Zone but are allowed the T-5 and T-6 Transect Zones.
- Window Signs will not exceed 15 percent of the window area (50 percent for retail and restaurant use).



7.3.7 Building Identification Signs

7.3.7.1 360 Frontage

- Building Identification Signs will be a maximum of one per Building Face.
- Building Identification Signs will be a minimum of 20 feet above sidewalk level.
- Building Identification Signs will be a maximum size of 100 square feet.
- Building Identification Signs will be a maximum height of 48 inches for letters or logos.
- Applied letters will be constructed of painted cast metal, bronze, brass, or anodized aluminum. Applied plastic letters will not be permitted.

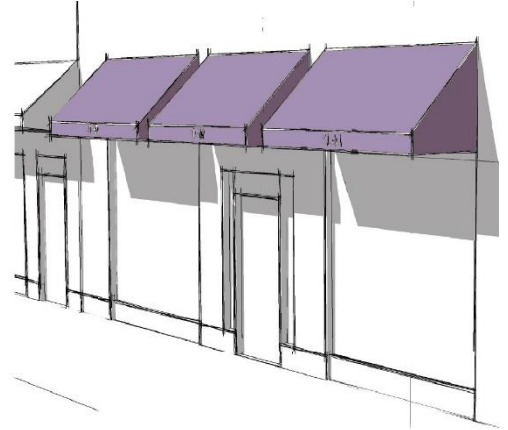
7.3.7.2 All Other Frontages

- Building Identification Signs will be a maximum of one per Building Face.
- Building Identification Signs will be a minimum of 12 feet above sidewalk level.
- Building Identification Signs will be a maximum size of 25 square feet.

- Building Identification Signs will be a maximum height of 24 inches for letters or logos.
- Applied letters will be constructed of painted cast metal, bronze, brass, or anodized aluminum. Applied plastic letters will not be permitted.

7.3.8 Awning Signs

- Awning Signs will be limited to one per occupancy, per Building Face.
- Awning Signs are permitted for ground floor uses only.
- Awning Signs will be a minimum of 8 feet above sidewalk level for pedestrian clearance.
- Awning Signs will not exceed 10 square feet in sign area and will only be located on the face or surface of the awning.
- If acting as the main business sign, Awning Signs will not be in addition to a wall-mounted sign. If an Awning Sign is acting as an auxiliary business sign, it will be located on the valance only, and the height of the lettering will not exceed 8 inches.



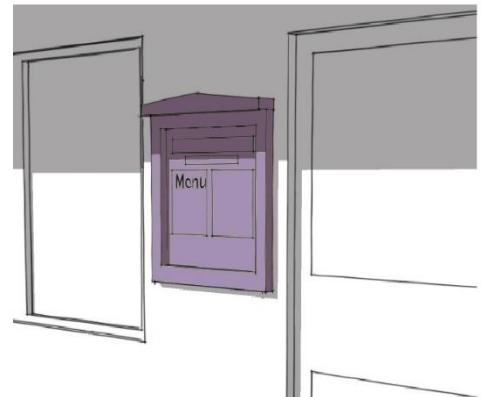
7.3.9 Restaurants and Café Signs

In addition to other signage, restaurants and cafes will be permitted the following and will be limited to one of each type of sign per business:

7.3.9.1 Menu Sign

A wall-mounted display featuring the actual menu as used at the dining table, to be contained within a willow wood or metal case and clearly visible through a glass front.

- The display case will be attached to the building wall, next to the main entrance, at a height of approximately 5 feet.
- The Menu Sign will not exceed a total area of 4 square feet and may be lighted.



7.3.9.2 A-Frame / Sandwich Sign

A Sandwich/A-frame sidewalk sign displaying the name of the restaurant, offerings, and hours of operation. A blanket License Agreement from the City to the Owners Association for A-Frame / Sandwich Signs shall be granted for signs that meet the criteria below.

- A-frame signs will not exceed 4 feet in height.
- A-frame signs will not exceed 8 square feet in area per Face.
- A-frame signs may be placed in the amenity zone created by street trees and pedestrian lighting.



- A sign permit will be obtained from the City of Mansfield for use of right-of-way and will not extend closer than one foot from face of curb. A minimum sidewalk width of 6 feet will remain free from intrusion.
- A-frame signs will be limited to one per occupancy.
- A-frame signs will have a temporary duration; they will be permitted during business hours only.

7.3.10 Building Directory Signs

- Building Directory Signs will be limited to one per entrance.
- Building Directory Signs will be located next to the entrance.
- Building Directory Signs will project out from the wall to which it is attached, a maximum of 6 inches.
- Building Directory Signs will not extend above the parapet, eave or building façade.
- Building Directory Signs will not exceed a size of eight square feet.

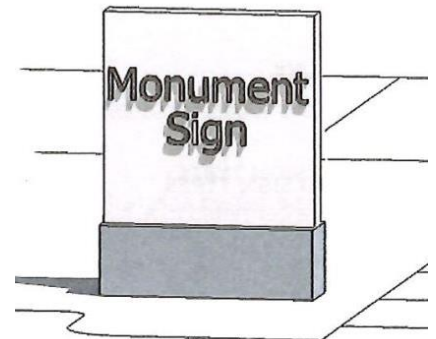
7.3.11 Marquee Signs

- A Marquee Sign is a permanent, roofed structure attached to and supported by the building and may project out over public property and contain signage along its edge. It will only be permitted for movie houses and performance venues.
- Marquee Signs will maintain a vertical clearance over a sidewalk of at least 10 feet.
- Marquee Signs will be no closer than 2 feet from the back of curb of any street.
- The message area may extend the full length of the Marquee Sign.
- The message area will not exceed 8 feet in height.
- The message area will not exceed 200 square feet in area.
- Only 1 Marquee Sign will be permitted per building face.



7.3.12 Monument Signs

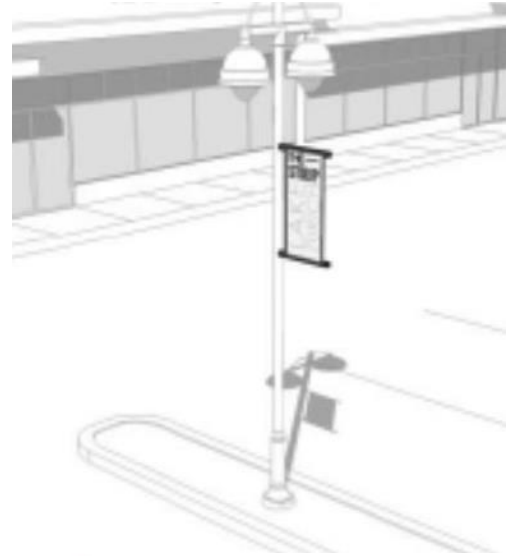
- Monument signs are only permitted along Highway frontages.
- Monument signs will be a maximum of 15 feet in height.
- Monument signs will be a maximum of 75 sq. ft. per sign face.
- Monument signs are permitted to be multi-tenant signs.



7.3.13 Light Pole Banners

A Blanket License Agreement from the City to the Owners Association for Light Pole Banners may be granted provided the banners meet the criteria below.

- Light pole banners will be a maximum of 10 sq. ft. per sign face.
- Light pole banners will be limited to one or two per light pole
- Light pole banners will be limited to publicize special districts, community wide events, holiday celebrations, public art, and other city sponsored events.



7.3.14 Banner Signs

May be approved by Warrant for a temporary period not to exceed 14 days.

7.3.15 Wayfinding Signs

Wayfinding signs will be uniform in material and color to create a sense of place in a neighborhood. Wayfinding signs are permitted in the right-of-way.



7.3.16 Murals

- Murals are not considered signs.
- Painted murals shall not include any copy for contemporary brands or service providers.
- Painted murals may include copy related to the district, lifestyle, or historic brands.
- Painted murals shall be stylistically compatible with the style of the building it is affixed.
- Murals may be approved by the Owners Association. If outside the purview of the Owners Association, Murals may be approved by Warrant.

7.3.17 Curated Signs/Art

Approved by right when approved by the Owners Association. If outside the purview of the Owners Association, may be approved by Warrant so long as it is consistent with adopted cultural plans.

7.3.18 Sales, Leasing and Construction Related Signs

Offsite sales, leasing and construction related signs are permitted by right during a construction period. All other sales, leasing and construction related signs must be approved as a Warrant.

7.3.19 Temporary Signs

Temporary signs are allowed by right during the construction period. In all other cases they shall comply with all the applicable regulations and restrictions found in Section 155.090 of the Mansfield City Code.

7.3.20 District or Neighborhood Signs

These signs will be uniform in material and color to create a sense of place in the district.

ARTICLE 8. BUILDING MATERIALS AND CONFIGURATION.

8.1 General

~~The minimum standards for the architectural design of all buildings pursuant to the provisions under this T, Toll Road 360 Form-Based Development District shall be as provided below. These minimum standards for architecture may be supplemented by an Architectural Pattern Book in approved in accordance with the provisions set forth hereingoverned by the standards set forth herein for architectural design and may be supplemented by additional architectural design standards, which shall take the form of an Architectural Pattern Book.~~

8.2 Building Walls

8.2.1 Materials

- Exterior finish material may be cementitious fiber board in the T-4 transect zones. Cementitious fiber board and wood may only be used as an accent material (shall not exceed 20 percent of the total building wall area, with each building façade being calculated independently) in the T-5 and the T-6 ~~transect~~ **Transect zones**. Corrugated metal may only be used in the T-5 and the T-6 ~~transect~~ **Transect zones** by Warrant. Brick, cast stone, stone, and stucco may be used in all transect zones. Exterior insulation and finish systems (E.I.F.S.) and vinyl **planking** are prohibited.
- Columns (structural and non-structural) along frontage lines shall be made of concrete or stone. Synthetic materials may be permitted provided they have the appearance of the materials noted above.
- Foundations and piers shall be made of brick, concrete, or stone.
- Structural posts along frontages shall be made of metal or wood or composite wood. **Bases for structural posts along frontage lines shall be brick, cast stone, or stone, and shall match the adjacent exterior wall, stone, or concrete.**
- Outbuildings shall be constructed of materials to match the principal building ~~along primary frontages, secondary frontages, or open spaces, unless approved by Warrant.~~

8.2.2 Configuration

- Where multiple exterior materials are used on a single building, they shall only be combined on each building façade horizontally, with the heavier material below the lighter **(e.g., stone below brick; brick below stucco; and stucco below cementitious fiber board and wood)** ~~unless otherwise approved by Warrant granted.~~
- **All brick shall be appropriately detailed and laid to resemble load-bearing construction. All brick shall course exactly to the top, bottom and sides of all wall openings.**
- **All stone shall be natural rock, shall be of the region, shall be laid dry stack or mortared, and shall appear to be weight bearing and not applied.**
- All stucco shall be cement (or masonry) and shall be integral color or painted, and with smooth or sand-finish.
- All exposed exterior wood shall be painted or stained.
- All the exterior walls **of a single building (including outbuildings) shall maintain a uniform level of quality in materials and detailing** ~~within the first lot layer shall maintain a uniform level of quality in materials and detailing.~~
- All piers along frontage **line**s shall be no less than 12 inches by 12 inches in thickness.

- All structural posts along frontage lines shall be no less than six inches by six inches nominal dimension. An assembly of posts of no less than six by six inches cumulatively is allowed.

8.3 Roofs

8.3.1 Materials

- Sloped roofs shall be clad in asphalt shingles, slate, terra cotta tile, and wood shingle. Sloped roof cladding may include metal, provided that it complements an architectural style and that it minimizes glare. Synthetic terra cotta and stone materials may be approved by Warrant.
- Flat roofs shall be clad in commercial roofing or similar.
- Flat roofs shall be permitted in the T-5 and the T-6 all transect Transect zonesZones. The Planning Director may approve a flat roof as an element of a Pattern Book. This approval is solely limited to approval of a flat roof and no other element of a Pattern Book.
- Green (vegetated) roofs shall be permitted in the T-5 and the T-6 transect Transect zonesZones.

8.3.2 Configuration.

- Where used on a building, sloped roofs along frontages shall have symmetrical pitched roofs with slopes no less than 6:12. Porches, stoops, and dormers may have shed roofs with pitch no less than 3:12. The Planning Director may approve roofs with slopes less than 6:12 as an element of a Pattern Book. This approval is solely limited to approval of roofs with slopes less than 6:12 and no other element of a Pattern Book.
- Where used on a building, flat roofs shall be surrounded All mechanical areas shall be screened by a horizontal parapet wall no less than 42 inches high on all sides where the roof deck meets the parapet wall. All flat roofs on residential buildings shall be designed to be activated for private use.

8.4 Openings

8.4.1 Materials

- All windows shall be made of painted aluminum, vinyl, or wood.
- All shutters shall be made of wood or composite wood. The Planning Director may approve other materials to be an element of a Pattern Book. This approval is solely limited to approval of other materials and no other element of a Pattern Book.
- Garage doors shall be made of metal or composite wood or wood.
- Residential buildings shall have a limit for building façade openings. A minimum of 15 percent and a maximum of 40 percent of an individual building façade area may be used for openings (except where ground floor shopfronts are required or provided).

8.4.2 Configuration

- All doors and windows shall be appropriately evenly spaced along the building façade to create a harmonious composition. No portion of any building façade shall extend for greater than 20 feet in length without any openings for doors and / or windows.
- All door and window header heights shall be consistent along a building façade.
- All windows along a building façade set along a frontage line shall be rectangular in shape and vertically proportioned, with the exception of transom windows. Windows that are square, oval, or circular in shape may only be approved by Warrant.

- All windows along a building façade shall be recessed at least three inches in depth in exterior finish material of brick, stone, or stucco; and flush-mounted windows are not permitted.
- Shutters shall be operable and useable. If non-operable, the shutters shall be of approximate proportions which are identical similar to an operable shutter for the window. Shutters shall be in louvered panel, solid panel, or board-and-batten style of construction.

8.5 Attachments

8.5.1 Materials

- All balcony floors shall be concrete slab, metal, or wood.
- All porch floors shall be of brick, concrete slab, or stone.
- All stoops, including the landing and the exterior stairs, shall be cladded entirely in brick or stone.

8.5.2 Configuration

- Balconies that cantilever shall be supported by brackets made of concrete beams or profiled sills, or wood beams, or other architectural support of appropriate scale and style.
- Bay windows shall extend to the ground or be supported by concrete or wood brackets of appropriate scale. An Oriel may be approved by Warrant is an allowed building attachment configuration.

8.6 Screening

~~8.1.18.6.1~~ Building mechanical equipment such as electric meters, gas meters, water meters, and transformers and refuse storage shall be visually screened and not located along Primary Frontages. If the building type or building arrangement creates a condition where mechanical and/or refuse storage is required to be on a Primary Frontage then that function shall be fully screened. If that condition exists in the T-5 or T-6 Transect Zones, the equipment may be enclosed in the building and incorporated in the façade design, to the satisfaction of the Director.

~~8.1.28.6.2~~ Building Rooftop mechanical equipment located on low-slope (i.e., flat) roofs shall be fully visually-screened from all sides by parapet walls or opaque screening enclosures both of which shall be at least 12 inches greater in height than the equipment the Primary Frontage in a manner that is consistent with the architectural design of the building. Parapet walls shall be at least 12 inches higher than the building mechanical equipment on all sides.

~~8.1.38.6.3~~ Outdoor refuse and outdoor recycling collection receptacles shall not be located along frontages. All collection receptacles shall be visually screened on all sides by a solid wall a minimum of six 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. Lids shall be required on collection receptacles that are not in a roofed enclosure. Refuse collection and storage receptacles shall be visually screened and not located along Primary Frontages. If the building type or building arrangement creates a condition where mechanical and/or refuse storage is required to be on a Primary Frontage then that function shall be fully screened or enclosed. Receptacles shall be located off an alley when available. Receptacles shall be screened from view on all 4 sides by opaque walls and gates no less than 6 feet high and constructed of a material matching the adjacent building façade. Access doors into the receptacles shall be

constructed of opaque metal matching the height of the wall. Lids are required on all outdoor receptacles that are not within a roofed enclosure.

8.7 Shopfronts

8.1.18.7.1 Materials

All shopfronts shall be constructed of glass, glass block, brick, stone, stucco, concrete, cast stone, cementitious fiberboard, wood, or custom metal work.

8.1.28.7.2 Bulkheads

All shopfronts shall have a bulkhead between 18 and 36 inches in height and be constructed of an opaque material compatible with the adjacent building façade.

8.1.38.7.3 Openings: Commercial Ready Shopfronts

All Commercial Ready shopfronts shall have openings for display windows and may have transom windows as follows:

- **Display Show Windows**

Display windows shall be placed above the bulkhead and cover a minimum of 70 percent of the total building wall area between 2 and 10 feet above the adjacent sidewalk.

- **Transom Windows**

Transom windows shall be between 2 and 4 feet in height and may be installed above the display windows. The height of display windows may be reduced to 8 feet when transom windows are installed above. The glazed area over 10 feet shall count toward the minimum required area.

8.1.48.7.4 Openings: Urban Flex Shopfronts.

All Urban Flex Shopfronts shall have openings for display windows and may have transom windows as follows:

- **Display ~~Show~~ Windows**

Display windows shall be placed above the bulkhead and cover a minimum of 50 percent of the total building wall area between 2 and 8 feet above the adjacent sidewalk ~~for Urban Flex, and 70% for Commercial Ready~~. Urban Flex Shopfront frontages are permitted to be constructed at residential window heights and proportions by Warrant.

- **Transom Windows**

Transom windows shall be between 2 and 4 feet in height and may be installed above the display windows. The glazed area over 8 feet shall count toward the minimum required area.

8.1.58.7.5 External Sign Bands

The architectural design of all Commercial Ready Shopfronts shall include a sign band above the first floor. This is not required in the event of use of transom windows.

8.8 Building Articulation.

8.8.1 Along Frontage Lines, buildings shall express vertical articulation with height variations, balconies, bay windows, or through the use of other building projections that are a minimum of 4 feet deep.

8.9 Maximum Building Façade Length and Openings.

8.9.1 The maximum length of a façade for a single building or tenant space shall not exceed 300 feet.

8.10 Expression Lines in Mixed-use Buildings.

8.10.1 In mixed-use buildings, ground floor retail functions shall be distinguished from upper floors with an identifiable break or distinguishing expression line. This may include cornice lines, projections or recesses; changes in fenestration; or changes in exterior finish material.

ARTICLE 9. BUILDING USE

9.1 General

- Building use shall be in accordance with Table 4: Use Table.
- There shall be no minimum nor maximum density restriction.
- The applicable regulations and restrictions as found in Section 155.099, Special Conditions, shall apply.

9.2 Additional Rules and Regulations

9.2.1 Bed and Breakfast:

- Food service shall be provided.
- The maximum length of stay shall not exceed 14 days.

9.2.2 Live-Work Unit:

- The building area for commercial activity shall be restricted to the first story and internal loft areas.
- Residential activity is prohibited on the ground floor-not restricted.
- The maximum number of employees, including the business operator, is three. More than three employees may be permitted by Warrant.
- If there are less than three employees, no off-street parking is required.
- If there are more than three employees, the parking requirements for the commercial function shall be determined by Warrant.
- On-street parking is eligible for consideration.

9.2.3 Outdoor Private Civic Amenities:

- Food trucks, temporary and seasonal buildings, beer gardens, outdoor cafes, walk-up outdoor movie theaters, game, and sports venues are encouraged.
 - These uses are highly recommended to enhance the civic quality of life and emotional place attachments of a neighborhood.
 - They may be within right-of-way or on either public or private Open Space or land held for future development.
 - They may be a place holder on a future development site.
 - If within a ROW or Public Open Space pursuant a duly approved license.
- These uses are intended to attract pedestrian traffic and may use existing on-street parking. There will be no additional parking required.
- No additional permanent restrooms are required. Restrooms may be shared between amenities and nearby buildings.

- These amenities may only be allowed by Warrant, ~~and the consideration shall be based, in part, on design and civic merit.~~ A Warrant awarded to an Owners Association may be awarded without a time limit. A Warrant awarded to any other party shall be limited in duration in proportion to the investment being made.

9.2.4 Retail Building (Under 3,000 Square Feet) in T-4 Transect Zones Only:

- The building area available for retail use is limited to buildings at corner locations.
- The hours of operation for an establishment shall be limited from 7:00 a.m. to 10:00 p.m.
- A food service establishment shall be further limited to seating no more than 20 patrons.

9.3 Specific Use Permits

~~9.2.19.3.1~~ Functions that require a specific use permit are subject to approval in accordance with Section 155.080 of the Mansfield City Code.

9.4 Prohibited Uses

9.4.1 The following specific uses are not allowed in any Transect Zone:

~~9.3.19.2.1 The following specific uses are not allowed in any Transect Zone:~~

- Adult entertainment or adult-themed business;
- Automotive sales, automotive repair, or automotive service facility;
- Body piercing parlor or tattoo parlor;
- Car wash;
- Check cashing;
- Drive-through facility;
- Gas station;
- Pawn shop;
- Retail sales of tobacco products as a primary use;
- Wholesale business;
- Warehouse Distribution;
- Industrial Fabrication;
- Outdoor storage; and
- Mini-Warehouse.

9.39.5 Nonconformities





































9.4.1 Where buildings exist on adjacent lots, the Director may allow a proposed building to match the setbacks and heights of adjacent buildings rather than the provisions of this Section by Warrant.

TABLE 4: USE TABLE.

THIS TABLE DELEGATES SPECIFIC FUNCTIONS AND USES WITHIN THE TRANSECT ZONES.

	T-4	T-5	T-6
RESIDENTIAL: USES			

	T-4	T-5	T-6
ACCESSORY UNIT	■	■	
<u>BUNGALOW COURT</u>	■		
<u>Co-Op House</u>	■	■	
<u>HOME OCCUPATION</u>	■	■	■
<u>MIXED-USE BUILDING</u>	□	■	■
MULTI-FAMILY RESIDENTIAL BUILDING		■	■
SENIOR HOUSING		■	■
<u>Row House</u>	■	■	
SINGLE-FAMILY RESIDENTIAL (DETACHED)	■		
Co-Op House	■	■	
Row House	■	■	
BUNGALOW COURT	■		
HOME OCCUPATION	■	■	■
<u>LODGING:</u>			
<u>BED AND BREAKFAST (UP TO 5 ROOMS)</u>	■	□	□
<u>HOTEL (NO ROOM LIMIT)</u>		■	■

	T-4	T-5	T-6
<u>OFFICE:</u>			
<u>CO-WORKING SPACE</u>			
LIVE-WORK UNIT			
MIXED-USE BUILDING			
CO-WORKING SPACE			
BED AND BREAKFAST (UP TO 5 ROOMS)			
HOTEL (NO ROOM LIMIT)			
OFFICE BUILDING (OVER 3,000 SQFT)			
<u>RETAIL:</u>			
<u>ARTISAN RETAIL</u>			
TAVERN, BREWPUB, OR DISTILLERY			
BEER GARDEN OR POP-UP RESTAURANT			
COMMERCIAL KITCHEN			
DISPLAY GALLERY			
ENTERTAINMENT VENUE			
FOOD TRUCK PARK			

	T-4	T-5	T-6
KIOSK	■	■	■
OPEN-MARKET BUILDING	■	■	■
PERSONAL SERVICE	■	■	■
RESTAURANT	■	■	■
NEIGHBORHOOD RETAIL / OFFICE BUILDING <u>RETAIL BUILDING</u> (UNDER 3,000 SQUARE FEET)	■	■	■
RETAIL BUILDING (OVER 3,000 SQUARE FEET)		■	■
<u>TAVERN, BREWPUB, OR DISTILLERY</u>	■	■	■
<u>ARTISAN RETAIL</u>	■	■	■
<u>OTHER: INDUSTRIAL.</u>			
SMALL SCALE CRAFT MANUFACTURING		■	■
TEMPORARY BATCH PLANT	■	■	■
<u>OTHER: CIVIC.</u>			
CONFERENCE CENTER OR EXHIBITION CENTER		■	■
FOUNTAIN OR PUBLIC ART	■	■	■
MUSEUM		■	■
OUTDOOR AUDITORIUM / THEATER / MOVIE THEATER	■	■	■

	T-4	T-5	T-6
RELIGIOUS ASSEMBLY	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<u>OTHER: EDUCATION.</u>			
CHILDCARE CENTER	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
ELEMENTARY SCHOOL	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HIGH SCHOOL		<input type="checkbox"/>	<input type="checkbox"/>
INTERMEDIARY SCHOOL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<u>OTHER: AGRICULTURE.</u>			
COMMUNITY GARDEN	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
FARMER'S MARKET	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
GARDEN (PRIVATE FRONTAGE)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>



FUNCTION PERMITTED BY-RIGHT



FUNCTION PERMITTED BY APPROVAL OF A SPECIFIC USE PERMIT

FUNCTION NOT PERMITTED

ARTICLE 10. DEFINITIONS.

This Section provides definitions for 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 existing zoning ordinance definitions shall control. If a term is not defined in either, then the Development Review Committee shall determine the correct definition.

- ACCESSORY UNIT:** A residential unit not greater than 800 square feet sharing ownership and utility connections with a principal building; and it may or may not be within an outbuilding (SYNONYM: ANCILLARY UNIT).
- ALLEY:** A public or private thoroughfare designated to be a secondary means of vehicular access to the rear or side of properties; an alley may connect to a vehicular driveway that is located to the rear of lots providing access to outbuildings, service areas, and parking; and containing utility easements.
- ARCADE:** A private frontage principally for retail use wherein the building façade is a colonnade supporting habitable space that overlaps the sidewalk while the building façade at the sidewalk level remains at the frontage line.
- ARCHITECTURAL PATTERN BOOK:** A graphic and narrative architectural regulatory document which describes how blocks and buildings will be organized vertically, horizontally, proportionally, materially, and by style. It is intended to complement the architectural standards of this form-based development district, and it may also direct wellness, performance, and environmental goals. It may be a public or private document authored, maintained, and managed by a municipal entity or a Property Owner's Association or Homeowner's Association. It describes the design intent of all improvements included within a neighborhood.
- ARTISINAL RETAIL:** A shop in which goods are custom-prepared, displayed, or sold in small quantities that are often one-of-a-kind items. The use may also include the production, incidental storage, display, and sale of such goods or may be a place where a small number of persons are engaged in arts and crafts activities in a class or studio.
- ARTISTIC NEON:** The use of neon signs in a manner that is creative beyond a modern use of a conventional neon sign or reminiscent of classic/ iconic neon signs.
- ASSOCIATION DOCUMENTS:** Consists of the Owner's Association Restrictions and Covenants and related documents required for the creation of an Owners Association.
- ATTACHED PERGOLA:** An outdoor structure with columns that support a roofing grid of beams and is attached to the wall of a home or structure often for shade or greenery.
- ATTIC:** The interior part of a building contained within a pitched roof structure.
- AWNING:** A fixed or movable shading structure, cantilevered or otherwise entirely supported from a building, used to protect outdoor spaces from sun, rain, and other natural conditions. Awnings are typically used to cover outdoor seating for restaurants and cafés.
- BACK BUILDING:** A single-story structure that extends to the rear of a principal building and is often connected to an outbuilding.
- BALCONY:** An open air exterior extension of an upper floor of a building, enclosed up to a height of about three feet by a wall or balustrade
- BAY WINDOW:** A window projecting outward typically comprised of three parts, with a larger center window unit and two narrow windows on either side.
- BED AND BREAKFAST:** A lodging type offering 1 to 5 bedrooms and permitted to serve food to guests.
- BLADE SIGN:** A sign that is made from rigid material mounted perpendicular to a building wall with one side attached or supported by a device extending from a building wall or suspended from an overhang.
- BLOCK:** The aggregate of all the private lots, open spaces, cross-block passages, and alleys, circumscribed by thoroughfares as the ROW line.
- BLOCK FACE:** The aggregate of all the building façades on one side of a block.
- BUILD-TO-LINE:** Is a fixed dimension shown on a final plat and Regulating Plan within the range of the allowed Build -to-Zone of each building type. Each block face on a final plat must show a Build-to-Line or Build-to-Line Zone. Buildings built along a block face must have their principal building facade on the Build-to-Line in the percentage described herein. ~~It is not a setback. Gifts to the Street and other allowed encroachments are allowed to extend in front of a Build-to-Line. The~~

~~Gifts to the Street can be included as part of a structure to comply with the percentage frontage requirement. When several building types share a block face, the dominate building type by frontage dimension shall control.~~

BUILD-TO-ZONE: A range containing the Build-to-Line within which a principal building façade shall be built within. Build-to-Zones are indicated by building type. When several building types share a block face, the dominate building type by frontage dimension shall control.

BUILDING CONFIGURATION: The form of a building, based on its massing, on its private frontage, and on its height.

BUILDING DISPOSITION: The placement of a building on its lot.

BUILDING HEIGHT: The vertical extent of a building measured in stories. Other methods of height, such as feet do not apply.

BUNGALOW COURT: A housing type which features several small houses arranged around a central green on a common lot, or individually platted lots.

BY RIGHT: Characterizing a proposal or a component of a proposal that complies with this Section and is permitted and processed administratively, without a public hearing (SEE VARIANCE AND WARRANT).

CANAL STREET: A public or private open space that replaces a street with a canal in a neighborhood structure.

CHARLESTON SIDE PORCH: A building type in which a side façade, and not the front façade has a long porch parallel to the side façade. The porch may face the internal side lot line or external side lot line.

CIVIC: The term defining not-for-profit organizations dedicated to arts, culture, education, government, municipal government, and recreation.

COLONADE: A sequence of columns supporting a horizontal member (often an entablature) that are spaced at regular intervals that can be free-standing or part of a building to define a space.

COMMERCIAL READY FRONTAGE: A building shopfront at the sidewalk level, built to accommodate commercial uses. (SEE ALSO: SHOPFRONT)

CO-OP HOUSE: A Building that is similar in character and scale to a single-family house or row of townhomes from the street façade, but contains 2-12 individual condominium dwelling units, as defined by Chapter 82 of the Texas Property Code, on a common lot and accessible through a single or multiple entrances.

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

CORNER LOT: A lot or parcel of land abutting two or more thoroughfares, Open Space, Woonerf, Paseo at their intersection.

COURTYARD: A disposition where the building occupies the boundaries of its lot while internally defining one or more private spaces.

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

DEVELOPMENT REVIEW COMMITTEE: The Development Review Committee is comprised of a representative from each of the various departments which have jurisdiction over the permitting of a project as appointed by the City Manager.

DIRECTOR OF PLANNING: means the Director of Planning or his / her designee.

DOORYARD: A private frontage type with a shallow setback, and front garden or patio, usually with a low wall or a hedge at the frontage line (VARIATION: LIGHT WELL OR LIGHT COURT).

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

EDGEYARD: A type of disposition where a building occupies the center of its lot with setbacks on all sides.

ELEVATION: An exterior wall of a building that is not along a frontage line (SEE FAÇADE).

ENCROACH: To break the plane of either a vertical or horizontal regulatory limit with a structural element, so that it extends into a setback, into the public frontage, or above a height limit.

ENCROACHMENT: Any structural element that encroaches. Allowed encroachments into setbacks and easements may include eaves, gutters, chimneys, utility meters, planter boxes and other similar building features.

ENFRONT: To place an element along a frontage.

FAÇADE: The exterior wall of a building set along a frontage line.

FENCE: A permeable metal or wooden wall, independent of a building, and that is located along a frontage line.

MOBILE FOOD VENDOR PARK: A property intended for permanent location for 3 or more food trucks. All such properties shall include required infrastructure and public seating for all food trucks serving guests in the park.

FORECOURT: A private frontage wherein a portion of the building façade is close to the frontage line and the central portion is set back.

FRAMEWORK PLAN: Is a master thoroughfare plan prepared by the city for the overall South Mansfield FBDD. It will assign road types across ownerships to guarantee continuous and predictable context directing connectivity.

FRONT SETBACK: The distance as measured from the frontage line to the point where a building may be constructed. This area shall be maintained clear of permanent structures with the exception of encroachments ~~and Gifts to the Street.~~

FRONTAGE: The area between a building façade and the vehicular lanes and is inclusive of its built and its planted components. A frontage is divided into the private frontage and the public frontage.

FRONTAGE BUILDOUT: The percentage of the lot width that is occupied by the building façade within the first lot layer.

FRONTAGE LINE: A lot line bordering a public frontage.

FRONTAGE REQUIREMENT: A minimum amount of a principal building façade width along a Primary Frontage on the designated Build-to-Line expressed as a percentage of the building facade to the Primary Frontage.

FUNCTION: the use or the uses accommodated by a building and its lot.

GALLERY: A private frontage wherein the building façade is aligned close to the frontage line with an attached cantilevered shed or lightweight colonnade overlapping the sidewalk.

GARDEN ROOM: A room constructed into a Gift to the Street Zone with windows to maximize natural light and display views of the outdoors (SYNONYM: SUNROOM).

~~**GIFTS TO THE STREET:** Gift to the Street: Building enhancements that improve the feel and experience of the street, including porches, stoops, bay windows, balconies, terraces, masonry-clad footed chimneys, sunrooms, attached pergolas, garden room, oriels, and colonnades. Gifts to the street may encroach beyond the build-to-line up to the right-of-way. T-5 and T-6 encroachments are permitted in the ROW.~~

GOOD-NEIGHBOR STYLE FENCE: A privacy fence with the top 1/3 of fence shall be at least 50% open and where the finished side of the fence (i.e., the more attractive, smooth side) faces to the outside of the lot or to the neighbor's property.

GREEN: A open space for unstructured recreation, and that is spatially defined by landscaping rather than building frontages.

GREEN STREET: A public or private open space that replaces a street in a neighborhood structure.

LIGHT WELL: A private frontage that is a below-grade entrance or recess designed to allow light into basements (SYNONYM: LIGHT COURT).

LINER BUILDING: A building specifically designed to mask a parking lot or a parking structure from a frontage. Provide a finished street wall along shallow frontages.

LIVE-WORK UNIT: A mixed-use unit consisting of a commercial function and a residential function. The commercial function is restricted to the first story of the unit. It is intended to be occupied by a

business operator who lives in the same structure that contains the commercial function (SYNONYM: FLEX HOUSE).

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

LODGING: A building function available for daily and weekly renting of bedrooms.

LOT: A parcel of land accommodating a building or buildings that are under the same ownership.

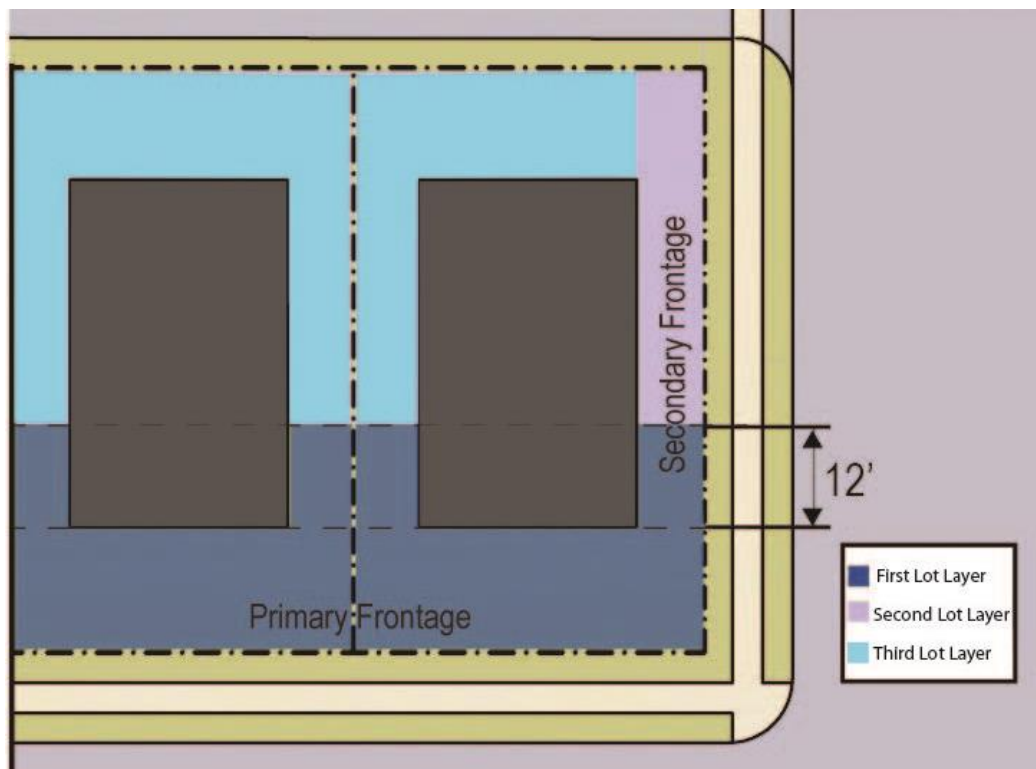
LOT COVERAGE: The percentage of a lot that is covered by buildings and other roofed structures.

LOT LAYER: A range of depth of a lot within which certain elements are permitted to be located.

LOT LAYER, FIRST: The area of a lot that is comprised of the area between the Primary Frontage line and 12 feet behind front Build-to Line.

LOT LAYER, SECOND: The area of a lot that is comprised of the area 12 feet behind the front Build-to Line along a secondary frontage.

LOT LAYER, THIRD: The area behind the outermost rear corner of the primary building and to the rear and side of the primary building.



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

LOT OCCUPATION: A category for the area of the lot that may contain buildings, regulated in terms of width and coverage metrics.

LOT WIDTH: The length of the Primary Frontage line of a lot.

MANUFACTURING: The making of articles on a large-scale using machinery.

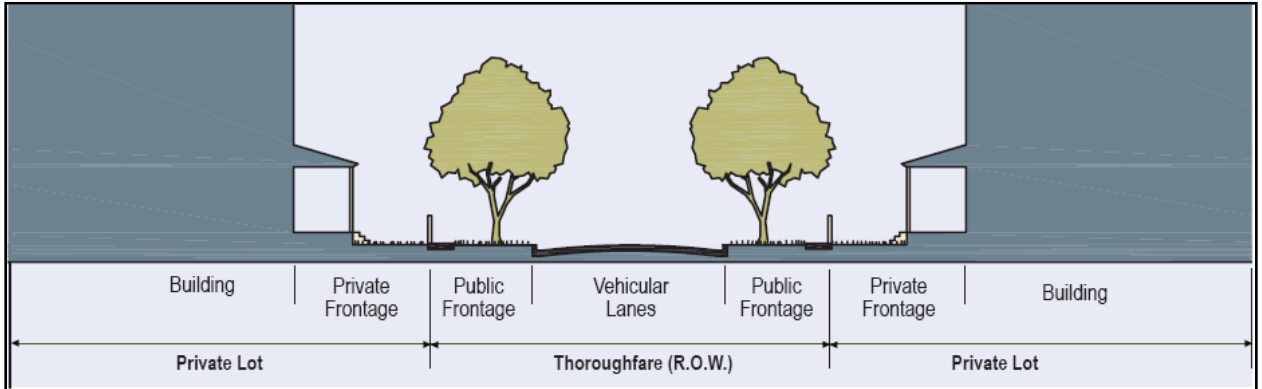
MASTER SET OF PLANS: Building Plans, including floor plans and elevation plans, approved as a group for Category 1 or 2 Building Types.

MIXED USE: Multiple functions that are either located within the same building through superimposition or adjacency.

MURAL: Any piece of artwork that is painted, tiled, or otherwise applied directly to an exterior wall.

- MULTI-UNIT HOUSE:** Building that is single family in design and scale but contain multiple individual units for rental or sale. Maximum of 12 units per building on a single lot. (synonym for co-op house)
- NEIGHBORHOOD:** Is a term used to describe any settlement with explicit or implied boundaries. It may have a single use or broad mix of uses. It is an emotional term to describe a feeling of belonging in a place regardless of use, ownership, or length of stay. It is an affection of place which translates into long-term sustainability.
- NONCONFORMITY:** An existing function, structure, lot, or site improvement that is in compliance with the zoning regulations that were applicable to it when it was established, and for which all the required permits were issued, but which does not conform in whole or in part to the regulations of this Section. Such nonconformity is legal and may continue except as regulated by this Section.
- OFFICE:** Premises available for the transaction of general business but excluding retail.
- OPEN SPACE:** An outdoor area permanently dedicated exclusively for public use.
- ORIEL:** A singular bay window (or stack of bay windows) that does not reach the ground.
- OUTBUILDING:** An accessory building, which is usually located toward the rear of the same lot as a principal building, and that sometimes may be connected to the principal building by a back building.
- OWNERS ASSOCIATION:** An incorporated or unincorporated association owned by or whose members consist primarily of the owners of the property covered by the dedicatory instrument and through which the owners, Developer, or the board of directors or similar governing body, manage or regulate the residential or nonresidential uses within the property covered by the dedicatory instrument. The property subject to a T, Toll Road 360 Form-Based Development District may consist of multiple Owners Associations, whether a master association and subsidiary associations or multiple independent associations, which may be characterized as "Property Owners Associations", (POA in the singular, POA's in the plural), or "Homeowners Associations", (HOA in the singular, HOA's in the plural).
- PARK:** An open space that is a natural preserve and is available for unstructured recreation.
- PARKING STRUCTURE:** A building containing one or more stories of vehicular parking above or below grade.
- PASEO:** A publicly accessible way providing access through a block that is restricted to pedestrian use and limited vehicular access. Also referred to as a Cross-Block Passage.
- PEDESTRIAN SHED:** an area, approximately circular, that is centered on a common destination used to measure the proximity of elements in a walkable neighborhood.
- PHASING PLAN:** A plan that shows the delivery of infrastructure necessary to serve development within the Property. Phases shown on a Phasing Plan are not required to develop sequentially. This plan is an element of the Regulating Plan per Section 2.5.1.
- PLANTER:** The element of the public frontage which accommodates street trees, whether continuous or individual.
- PLAZA:** A open space designed for unstructured recreation and civic purposes, and spatially defined by building frontages and consisting of paved surfaces. A piece of civic art may be included as visual terminus. Trees are not often used within the plaza but may be on the edges. If the edge includes an arcade, trees are not allowed.
- PORCH:** An open-air room that is appended to a building, with a floor and a roof, but no walls on the sides facing frontages. A porch is meant to be furnished as occupiable space.
- PRIMARY FRONTAGE:** The frontage designated to be the front façade and principal entrance to the building as well as the measure of minimum lot width (SEE FRONTAGE). In T-5 and T-6 and building taking up a full block may have more than one Primary Frontage.
- PRIMARY PORCH:** The porch at the Primary Frontage of a house.
- PRINCIPAL BUILDING:** The main building on a lot, and usually located toward the frontage.
- PRINCIPAL ENTRANCE:** The main point of access for pedestrians into a building.
- PRIVATE FRONTAGE:** The privately held layer between the frontage line and the principal building façade.

PUBLIC FRONTAGE: The area between the curb of the vehicular lanes and the frontage line or the lot edge of an open space and the frontage line.



PLAYGROUND: A open space that is designed and equipped for the recreation of children. A playground shall be fenced and may include an open shelter.

REAR YARD: A disposition where the building occupies the full frontage, leaving the rear of the lot as the sole yard.

REAR SETBACK: The distance as measured from the rear lot line to the point where a building may be constructed. This area shall be maintained clear of permanent structures with the exception of encroachments.

REGULATING PLAN: A zoning map or set of maps that shows the transect zones, open spaces, thoroughfare assignments, non-conforming districts if any, and Urban Design Requirements if any, of areas that are subject to, or potentially subject to, regulation by this Section.

REQUIRED PARKING: The number of parking spaces needed to accommodate a building or buildings on a single lot according to its function or functions. These may be either on-site, on-street, or remote.

RESIDENTIAL: Characterizing premises available for human dwelling.

RETAIL: Characterizing premises available for the sale of merchandise and food service.

RETAIL FRONTAGE: A frontage designated on a regulating plan that requires or recommends the provision of a shopfront, encouraging the ground level to be available for retail use (SEE URBAN DESIGN REQUIREMENTS).

ROW HOUSE: A single-family residential unit sharing a party wall with another of the same type and that occupies the full frontage line. A Row House consists of two or more units. (SYNONYM: TOWN HOUSE).

RURAL-TO-URBAN TRANSECT: A cross-section of the environment showing a range of different habitats from the most rural condition to the most urban condition. The rural-urban transect of the built environment used in this Section is divided into four transect zones. These transect zones describe the physical form and the character of a place, according to the intensity of its land use and urbanism.

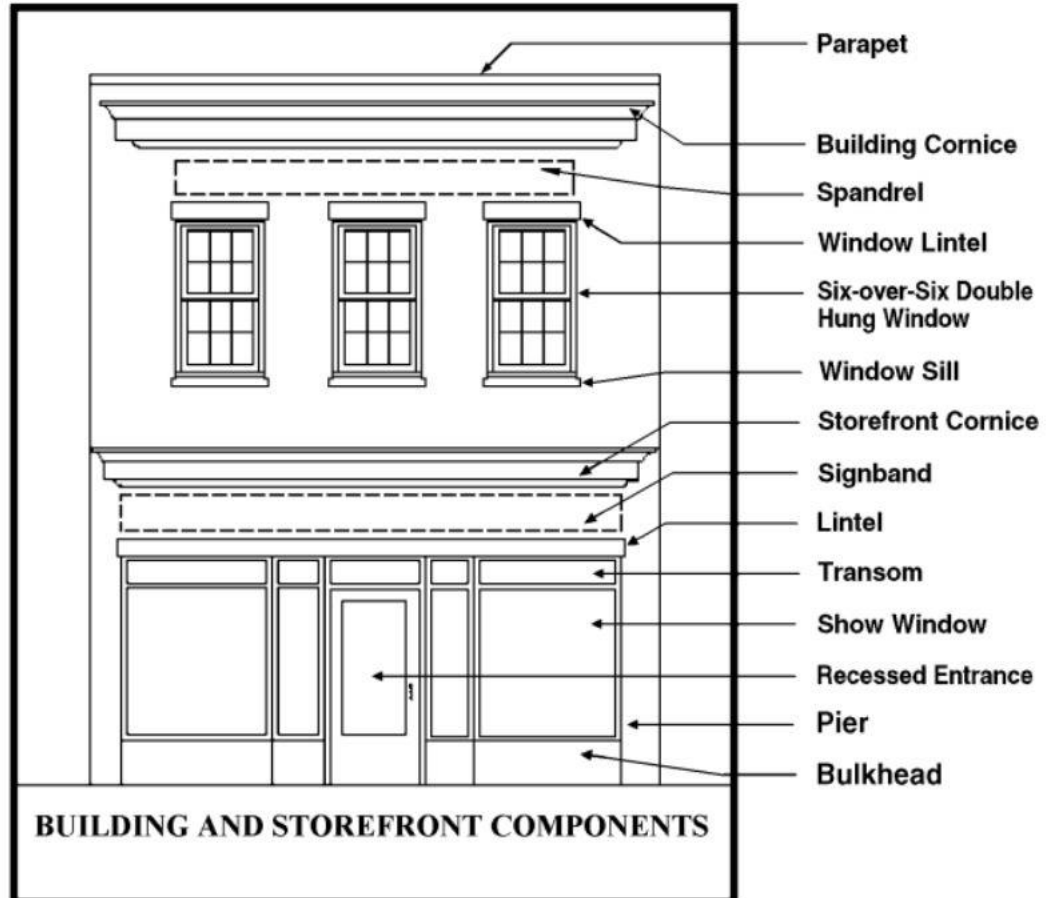
SCHEMATIC BUILDING ELEVATION: An exhibit depicting the design intent of building form, fenestration, and materials. Building materials shall be described as to type but products will not be specified.

SECONDARY FRONTAGE: On corner lots fronting on streets or open space, the private frontage not designated as the Primary Frontage.

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

SETBACK: The area of a lot measured from the lot line to a building façade or a building elevation that is maintained clear of permanent structures, with the exception of **gifts to the streets and** encroachments (VARIATION: BUILD-TO-LINE).

SHOPFRONT: A private frontage most conventional for retail use with substantial glazing wherein the building façade is aligned close to the frontage line and the building entrance is located at sidewalk grade. Standards for Shopfronts along Commercial Ready and Urban Flex Frontages are provided in this Section. A Shopfront may include some or all of the building façade elements indicated in the image below:



SIDEWALK: The paved section of the public or private frontage that is dedicated exclusively to pedestrian activity (SYNONYM: WALKWAY).

SIDE YARD: A disposition where the building occupies one side of the lot with the setback to the other side. If the adjacent building is similar, with a blank side wall, the yard is quite private. May include exclusive-use and maintenance easements.

SIGN BAND: A wall area of a non-residential building built along a portion of a Primary or Secondary Frontage allocated for the placement of a sign above a shopfront or at the cornice. A sign band is integral to the architecture of the building.

SQUARE: A open space designed for unstructured recreation and civic purposes, and spatially defined by building frontages and consisting of paths, lawns, and trees, all formally disposed. May be any shape.

STREET TREE MASTER PLAN: Is a primarily graphic document showing the specific placement street trees across all public streets, private streets, green streets, and paseos. It may assign a species or range of species to specific locations in the plan. It will include a table of allowed street trees permitted by this Section. It has a minimum 11"X17" format. It is managed by either a Property Owner's Association or Homeowner's Association.

- STOOP:** A private frontage that is most conventional for residential use wherein the building façade is aligned close to the frontage line with the first story elevated from the sidewalk for privacy, with an exterior stair and a landing at the entrance. Stoops are meant to be entry features as distinguished from porches that are occupiable space.
- STORY:** A habitable level within a principal building and an outbuilding by which height is measured but excluding an attic or a raised basement.
- STREETSCREEN:** A freestanding wall built along the frontage line, or coplanar with a building façade (SYNONYM: STREETWALL).
- SUNROOM:** A room constructed **into a Gift to the Street Zone** with windows to maximize natural light and display views of the outdoors (SYNONYM: GARDEN ROOM).
- TERRACE:** A private frontage wherein an upper floor building facade is set back from the frontage line by an elevated structure that is an occupiable space.
- TERMINATED VISTA:** A location at the axial conclusion of a thoroughfare or viewshed.
- THOROUGHFARE:** A public way for use by vehicular and pedestrian traffic and intended to provide access to lots and open spaces, consisting of vehicular lanes and the public frontage.
- TRAFFIC CALMING:** A method for using either horizontal deflection methods such as bump outs or chicanes or vertical deflection such as speed tables or woonerfs to slow traffic.
- TRANSECT ZONE:** One of several areas on a zoning map regulated by provisions of this Section. Transect zones are administratively similar to the land use zones in conventional codes, except that in addition to the usual building use, density, height, and setback requirements, there are other elements of the intended habitat that are integrated, including those of the private lot and building and the public frontage.
- TRANSOM:** A transverse horizontal crosspiece separating a door from a window above it or a section of façade that may or may not contain a window above the course of display windows.
- URBAN DESIGN REQUIREMENTS:** Are provisions of this Section that modify or extend specific requirements as designated on a regulating plan or other map for those provisions.
- URBAN FLEX FRONTAGE:** A building shopfront at the sidewalk level, built to accommodate either commercial, residential or live/work uses. (SEE ALSO: SHOPFRONT)
- VARIANCE:** A ruling that would permit a practice that either is not consistent with a specific provision or the Intent of this Section.
- WARRANT:** A ruling that would permit a practice that is not consistent with a specific provision of this Section, but it is justified by its Intent.
- WINDOW SIGN:** A sign that is plainly visible from the outside of the building and located on either the external surface of the window or within 25 inches of the internal surface of the window.
- WOONERF:** A pedestrian priority street lacking a change in grade at the curb line. Traffic cartways and/or parking lanes are delineated by the use of bollards. The cartway may be colored and impressed to indicate a change in materials and vehicle passage lanes.

EXHIBIT A: BUILDING STANDARDS

	Name (9)	Lot Widths (min. – max.) (1)	Lot Depth (min.)	Side Yard (min.) (2) (3) (12)	Build-to- Zone Front Street (min.-max.) (11)	Build-to- Zone Side Street (min.-max.)	Rear Setback Alley	Rear Setback No Alley (min.)	Off Street Parking Spaces/ dwelling unit (min.)	Garage Placement	Height in Stories (min.-max.) (4) (5)	Area (SF)/ Dwelling Unit (min. – max.) (10)	Gifts to Street Encroachments Permitted (Sec. 4.4.2)	Accessory Unit Permitted (6)
Category 1	Manor	70'+	120'	5' or 3'/7' split	25'-30'	10'	7'-9' or 17' min.	10'	no min.	Rear/ Front (pull through)	1-2	3000 – No Max	Yes	Yes
	Estate	60'-69'	110'	5' or 3'/7' split	20'-30'	10'	7'-9' or 17' min.	10'	no min.	Rear/ Front (pull through)	1-2	2500 - 3500	Yes	Yes
	Township	45'-59'	100'	5' or 3'/7' split	15'-25'	10'	7'-9' or 17' min.	-	no min.	Rear	1-2	2000 - 3000	Yes	Yes
Category 2 (13)	Cottage	35'-44'	90'	3'	10'-25'	10'	7'-9' or 17' min.	-	no min.	Rear	1-2	1500 - 2500	Yes	Yes
	Casita	25'-34'	80'	3'	5'-10'	5'-10'	7'-9' or 17' min.	-	no min.	Rear	1-2	800 - 1800	Yes	Yes
Category 3	Bungalow Court	60'-no max.	60'-no max.	3'	5'-10'	5'-10'	7'-9' or 17' min.	-	no min.	Rear (parking may be offsite)	1-2	500 – No Max	Yes	No
	Row House Wide (14)	25'-35'	80'	0'	5'-10'	5'-10'	7'-9' or 17' min.	-	no min.	Rear	2-4	1200 – No Max	Yes	Yes
	Row House Narrow (14)	18'-24'	80'	0'	5'-10'	5'-10'	7'-9' or 17' min.	-	no min.	Rear	2-4	850 – No Max	Yes	Yes
Category 4	Co-Op House (8)	50'-100'	100'	10'	10'-30'	10'	7'-9' or 17' min.	-	no min.	Rear / Side (parking may be offsite)	1-3	500 - 1500	Yes	Yes
	Multi-family	No min. or max.	No min. or max.	5'	0'-20'	0'-15'	0' min.	10'	*(7)	Rear (parking may be offsite)	4 stories - No max.	500 – No Max	Yes	No
	Mixed-Use	No min. or max.	No min. or max.	0'	0'-20'	0'-15'	0' min.	10'	*(7)	Rear (parking may be offsite)	4 stories - No max.	500 – No Max	Yes	No
Category 5	T-5 Building	No min. or max.	No min. or max.	0'	0'-20'	0'-15'	0' min.	10'	*(7)	Rear (parking may be offsite)	4 stories - No max.	500 – No Max	Yes	No
Category 6	T-6 Building	No min. or max.	No min. or max.	0'	0'-10'	0'-10'	0' min.	10'	*(7)	Rear (parking may be offsite)	4 stories - No max.	500 – No Max	Yes	No

Additional Criteria:

- (1) The maximum lot width may be increased by 5 feet on corner lots to accommodate wrap around porches, secondary entries, or other Gifts to the Street Encroachments features.
- (2) Encroachments over a side property line and easements are permitted for eaves, gutters, chimneys, utility meters and other similar features.
- (3) Rear loaded garages may be attached at the side property line.
- (4) Building Height does not include bonus rooms under roof.
- (5) Row House building height shall be a minimum of 2 stories in the T-4 Transect Zone and 3 stories in the T-5 Transect Zone.
- (6) The habitable area of an accessory unit within a principal building or an outbuilding shall not exceed 800 square feet.
- (7) See Parking Requirement in Sec. 5.4.
- (8) A Co-Op House is a traditional multi-unit building containing no more than twelve units. Co-Op units shall not exceed fifteen percent of total residential T-4 units at completion of final phase. Side Parking shall be behind the first lot layer
- (9) Build-to-Zones, and setbacks are calculated from ROW lines or Open Space property lines.
- (10) Minimum and maximum unit size may be changed by up to 15% by Warrant.
- (11) The Front Build to Zone is permitted to be the least restrictive standard allowed for building types on an individual Block Face to accommodate congruous mixing of building types.

- (12) 3’/7’ Spilt refers to a 10’ overall building separation with one side yard being 3’ to the property line with the adjacent side yard being 7’ to the property line.
- (13) Category 2 building types shall maintain a minimum 6’ building separation.
- (14) Row Houses shall maintain a minimum 10’ building separation between separate Row House buildings.

EXHIBIT ~~DIAGRAM~~ B: THOROUGHFARE ASSEMBLIES

Where in conflict, criteria in the street sections included shall control over design criteria in other applicable City ordinances, subject to review and approval by the Director of Planning.

Type	Name on Diagram			Walks	Parkway	Parking Lane	Travel	Median	Travel	Parking Lane	Parkway	Walks	Curb Return Radii	Bulb Outs	Median	AutoTurn Needed	Parking Type (note 7)	Building Type Adjacent	Transect zone	NOTES
Urban Avenue I	A	120	84	12	0	19	23	12	23	19	0	12	15'	Yes	No	No	P(8') D(19')	Cm, R, UR	T5, T6	
Urban Avenue II	A	86	62	12	0	19	12	0	12	19	0	12	15'	Yes	No	No	P(8') D(19')	Cm, R, UR	T5, T6	
Urban Avenue III	A	58	34	12	0	8	18			8	0	12	15'	Permitted	No	No	P(8') D(19')	Cm, R, UR	T5, T6	
Avenue I	A	86	60	6	7	8	22	0	22	8	7	6	15'	Yes	No	No	P(8') D(19')	Cm, R, UR	T5, T6	
Boulevard I	B	98	60	6	7	8	22	12	22	8	7	6	15'	Yes	Yes 12' wide	No	P(8') D(19')	Cm, R, UR	T3, T4, T5, T6	
Boulevard II	B	70	36	6	7	8	10	8	10	8	7	6	15'	Yes	Yes 8' wide	No	P(8') D(19')	Cm, R, UR	T3, T4, T5, T6	
Urban Street I	S	60	36	12		8	10	0	10	8	12		15'	Yes	No	No	P(8') D(19')	R	T3, T4, T5	
Urban One Way Street I	SIW	76	52	12	0	19	12			19	0	12	15'	Yes	No	No	D(19')	Cm, R	T4, T5	
Urban One way Street II	S1W	43	20	12		8	12			8	6	5	20' 1 side	Permitted	No	Yes	P(8') D(19')	Cm, R	T4, T5, T6	
Neighborhood Street I	S	61	40	10	0	19	13			19	6	5	15'	Permitted	No	No	P(8')	Cm, R, UR	T4, T5	Needs mid-block choker
Neighborhood Street II	S	43	21	5	6	8	13			8	6	5	15'	Permitted	No	Yes	P(8')	R	T3	Needs mid-block choker
Yeild Street I	S	50	27	5	6.5	8	11			8	6.5	5	15'	No	No	Yes	P(8')	R	T3, T4	Needs mid-block choker
Yeild Street II	S	54	32	5	6	8	8	0	8	8	6	5	15'	Permitted	No	No	P(8')	R	T3, T4, P	
Neighborhood One way Street I	SIW	60	38	10	0	19	12			19	6	5	15'	Permitted	No	Yes	P(8') D(19')	R, P	T3, T4	
Neighborhood One way Street II	S1W	40	18	5	6	8	10			8	6	5	25' 1 side	Permitted	No	Yes	P(8')	R	T3	
Neighborhood Court	C	37	26	5	6	8	18			8	0	0	15	Permitted	No	Yes	P(8')	R	T3, T4	
Neighborhood One way Court	C1W	35	13	5	6	0	13			0	6	5	15'	Permitted	No	Yes	None	R	T6 through T3	
Parkway	PW	76	36	6	8	0	18	12	18	0	8	6	20' both sides	No	Yes	No	None	R	T4, T5, T6	
One way Parkway I	P1W	59	31	6	8	19	12	0	0	19	8	6	20' both sides	Yes, 1 side	No	Yes	D(19')	R	T3, T4, T5	
One way Parkway II	PIW	40	12	6	8	0	12			0	8	6	20' both sides	Yes	No	No	None	R	T3, T4, T5	
Edge Street	ES	34	23	5	6	8	15			8	0	0	15'	No	No	No	P(8')	R	T3	
Park crossing	PC	46	24	5	6	0	12	0	12	0	6	5	15	No	No	No	None	OS	T3, T4, T5	
Bridge Street	B	46	34	6	0	6 Bike	11	0	11	6 Bike	0	6	25'	No	No	No	None	N/A	Open Space	

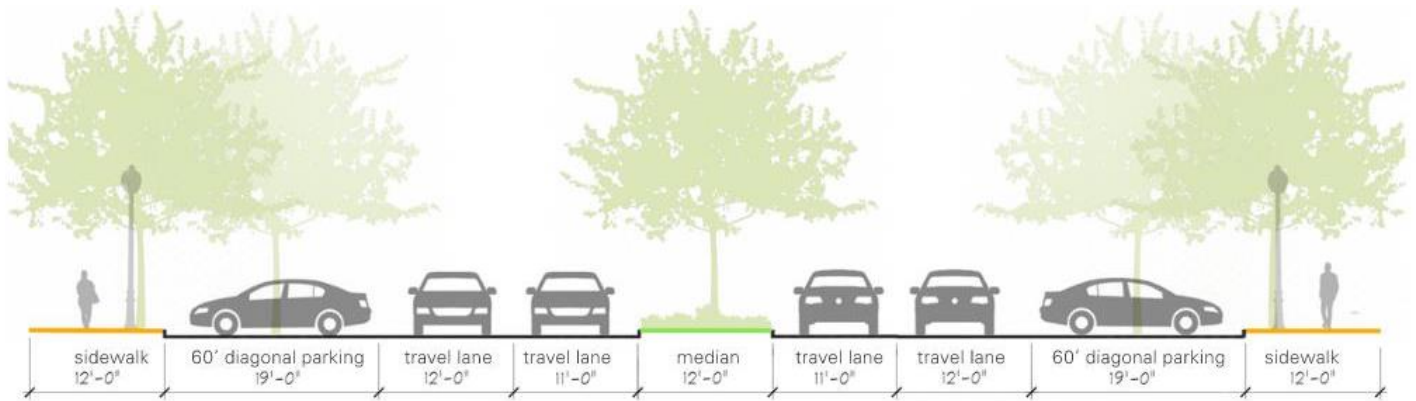
Type						Parking	Parkway	Travel	Parkway	Parking			Curb Return Radii	Bulb Outs	Median	AutoTurn Needed	Parking Type (note 7)	Building Type Adjacent	Transect zone	
Residential Mews	RA	20	16			7' Private	2	16	2	7' Private			15'	No	No	Yes	None	R, Cm	T3, T4, T5	30' clear zone
Residential Alley	RA	14	12			7' Private	2	10	2	7' Private			15'	No	No	Yes	None	R	T3, T4, T5	20' clear zone
Commercial Alley	CA	20	16					20					20'	No	No	Yes	None	Cm	T3, T4, T5	

SPECIAL SECTION: Woonerf, see site specific design.

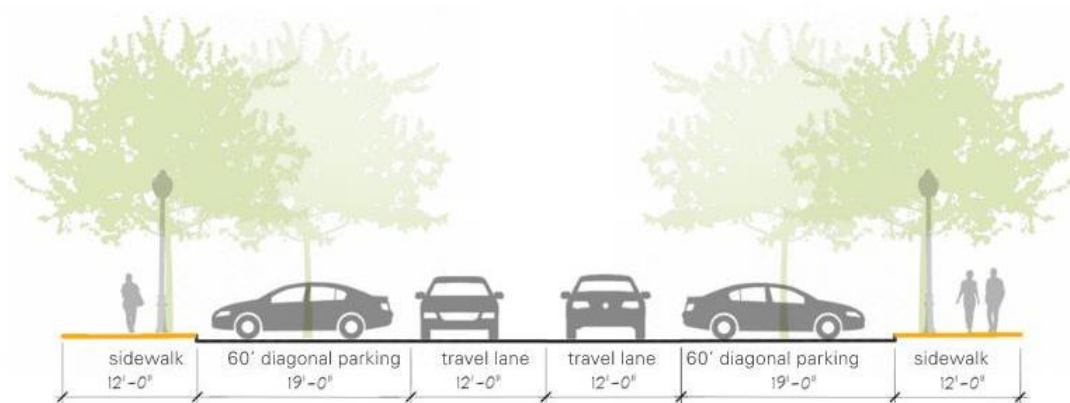
- NOTES:
1. "Permitted" means that if the section is in or adjacent to T4 or T5 bulb outs should be used.
 2. An advanced stop bar should be located at least 6 feet in advance of the crosswalk to reinforce yielding to pedestrians.
 3. High--visibility ladder, zebra, and continental crosswalk markings are preferable to standard parallel or otherwise noted (T4/T5).
 4. Interim curb extensions may be incorporated using flexible posts and epoxied gravel.
 5. Accessible curb ramps are required by the Americans with Disabilities Act (ADA) at all crosswalks.
 6. Autoturn needed at time of project design to determine geometrics of red curbs. Curb radii may change depending on model results, but shall not exceed 22' radius.
 7. P=parallel, D=diagonal 60 degrees Note: for diagonal parking, reverse-in diagonal is allowed.
 8. R=residential, Cm=commercial/retail, P=public space w/building, O=Open space, V=varies
 9. Trees in curb extensions are to be 3'-6" from travel lane
 10. Urban Avenue can convert to Boulevard if insert a minimum 12' median.
 11. Diagonal parking in a street section can be convert to parallel Parking and the travel lane adjacent to the parallel parking side can be reduce to 11 ft
 12. Minimum lane width at the intersections with bulb-outs shall be 24' for the length of the bulb-out extension from the PCR (point of curb return).

EXHIBIT-DIAGRAM B: THOROUGHFARE ASSEMBLIES

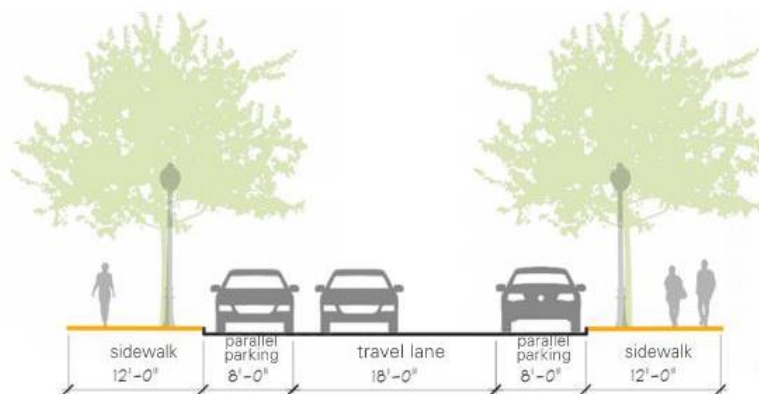
Below are graphic examples of some of the of the sections depicted in the above table, but not every iteration permitted by the table is depicted.



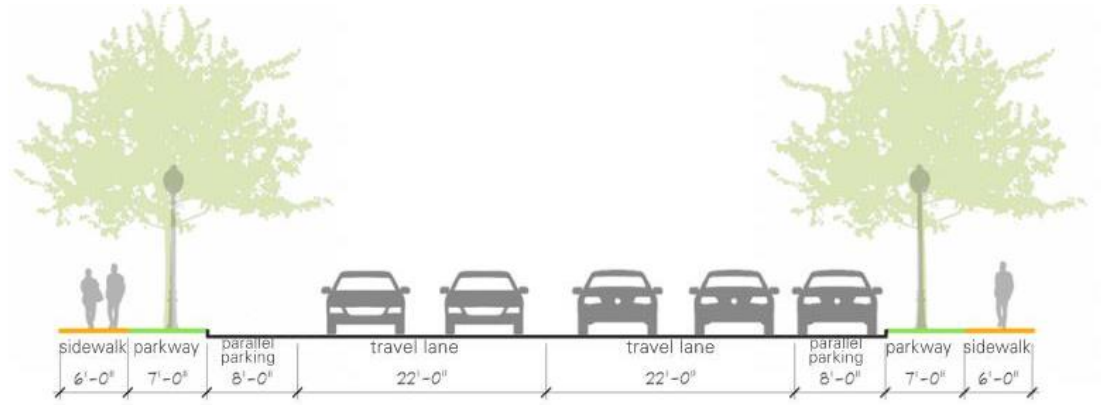
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Urban Avenue I



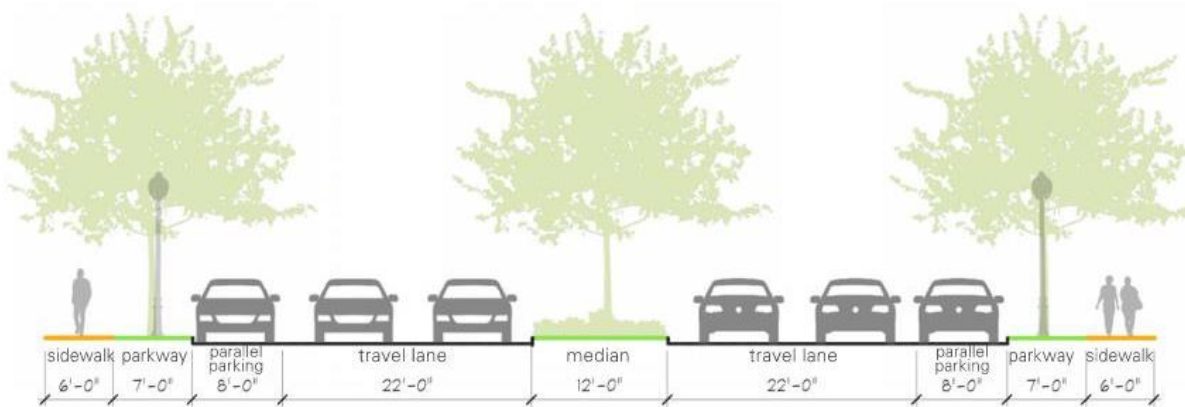
A - 86 - 62
Urban Avenue II



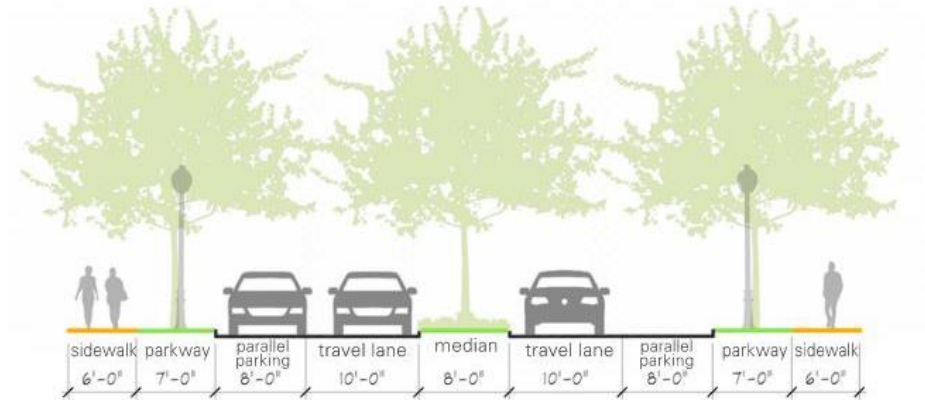
A - 58 - 34
Urban Avenue III



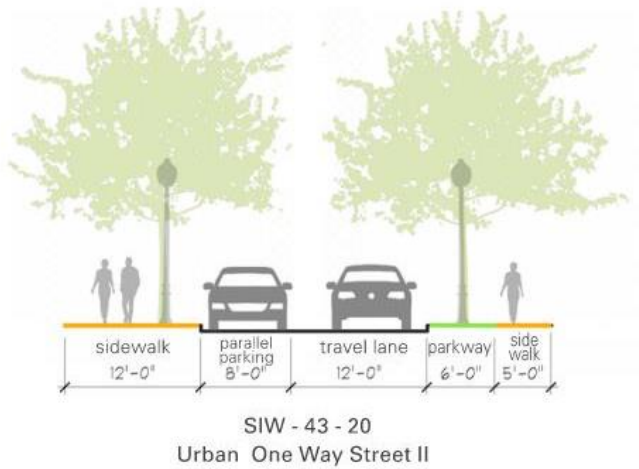
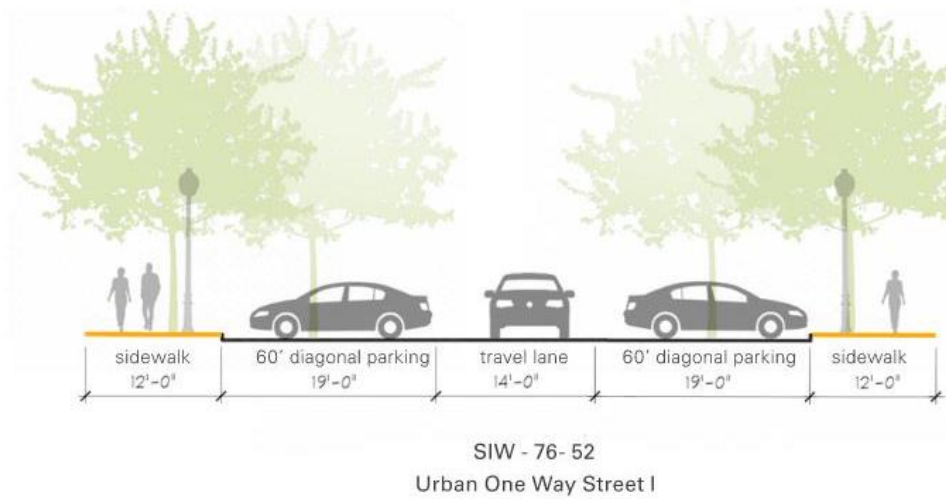
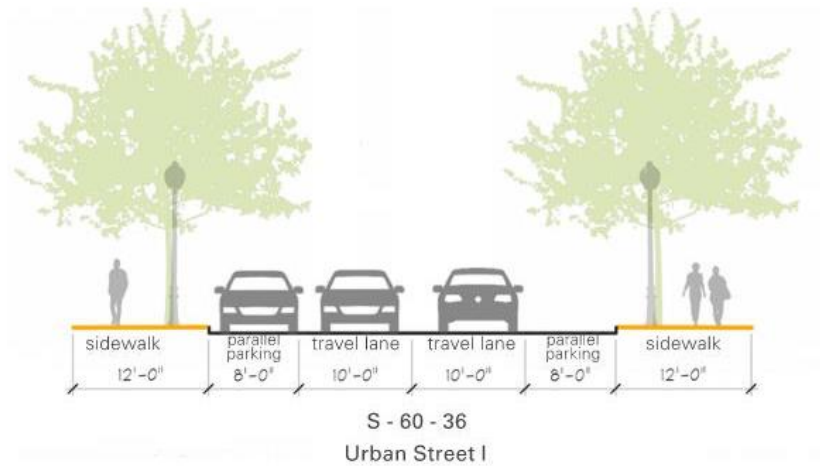
A - 86 - 60
Avenue I

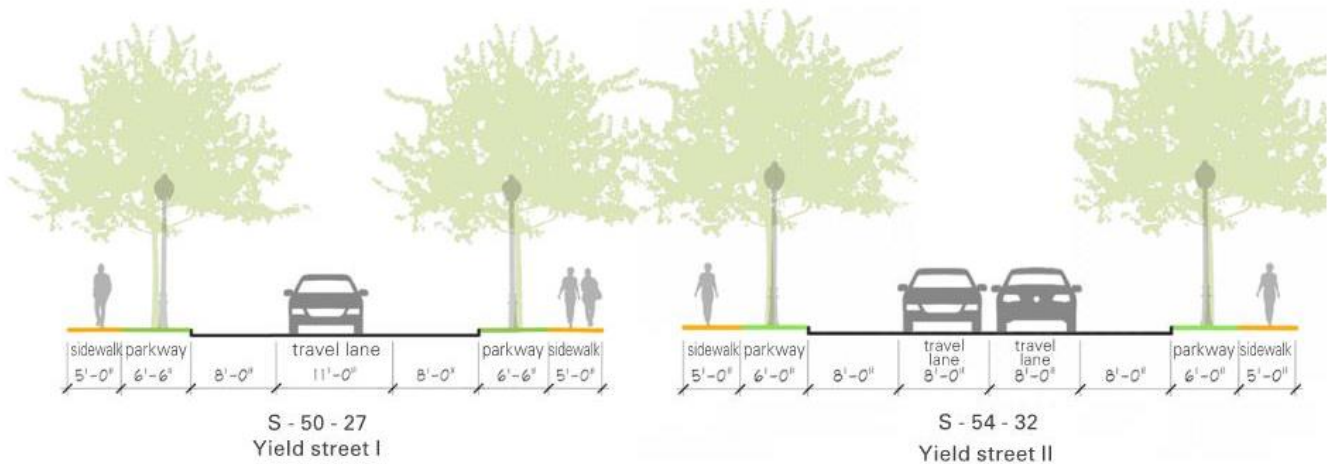
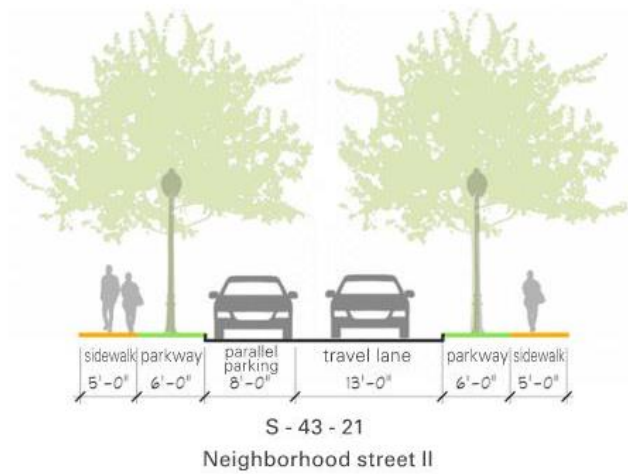
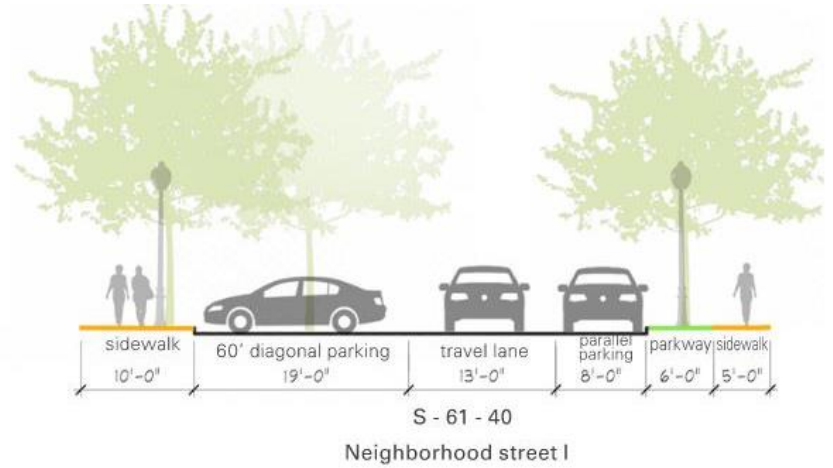


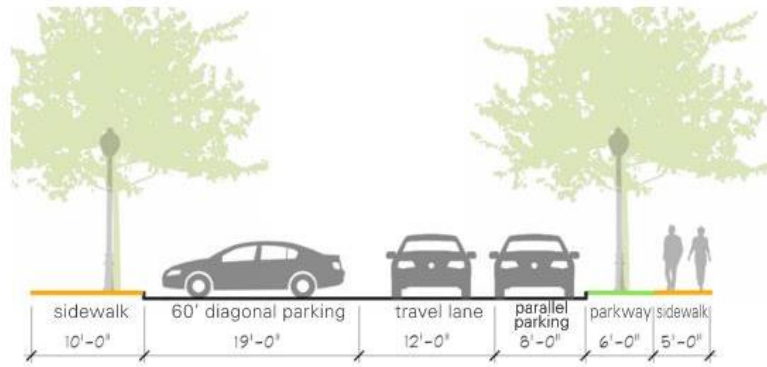
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Boulevard I



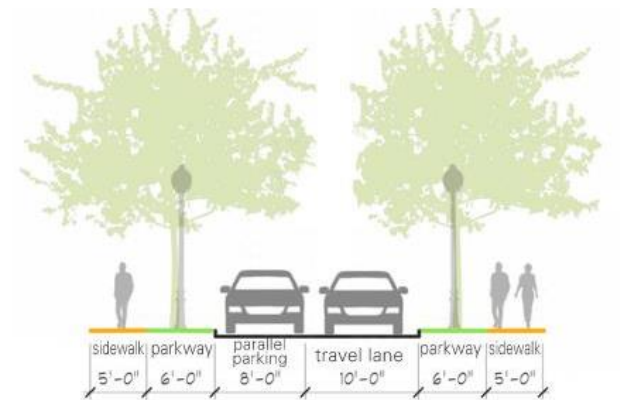
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Boulevard II



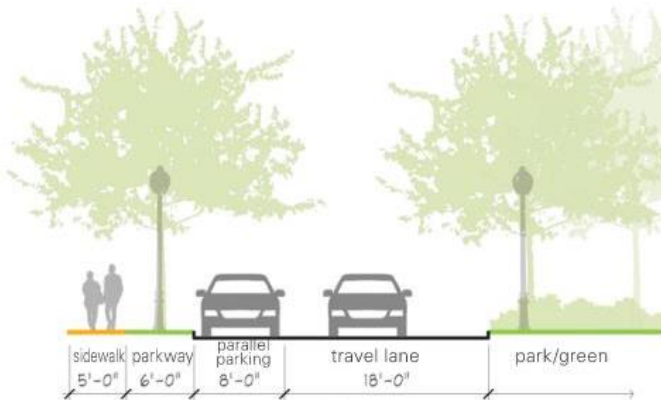




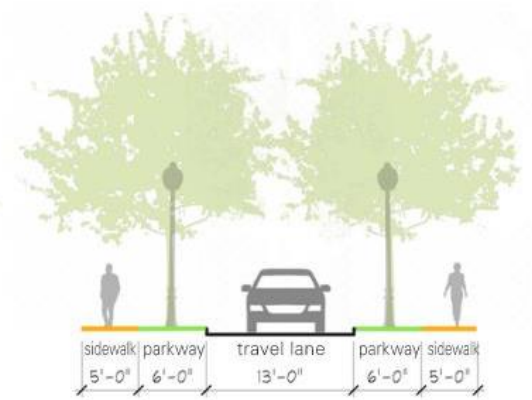
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Neighborhood One Way Street I



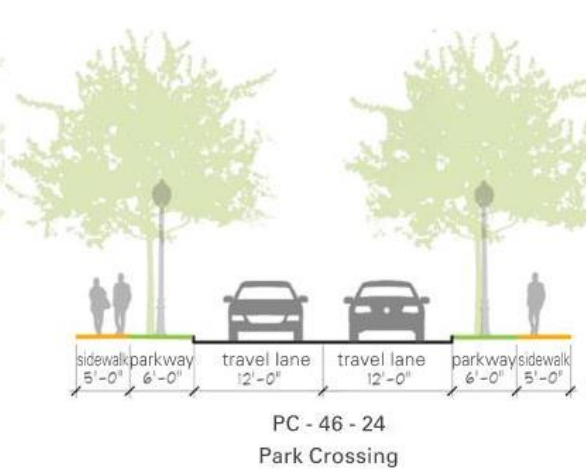
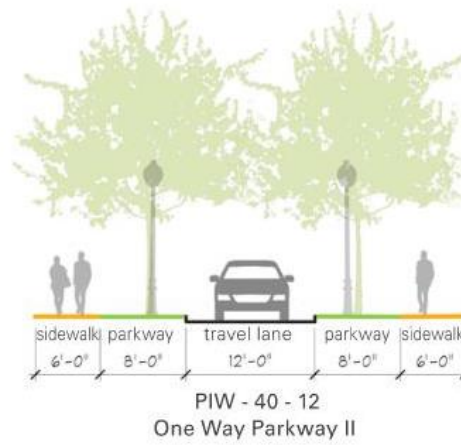
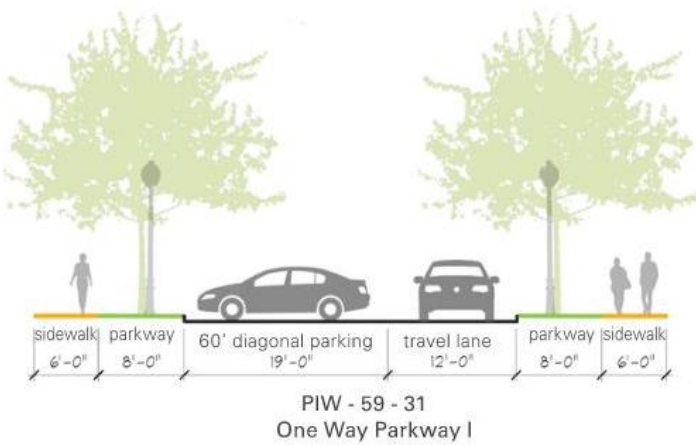
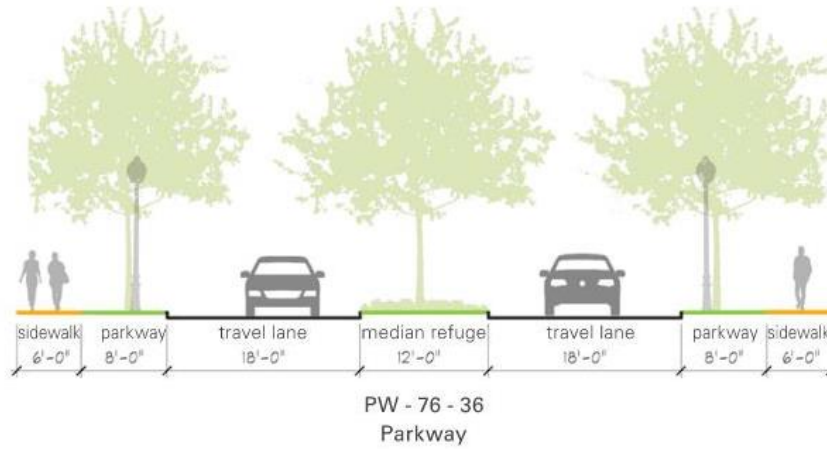
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Neighborhood One Way Street II



C - 37 - 26
Neighborhood Court



CIW - 35 - 13
Neighborhood One Way Court



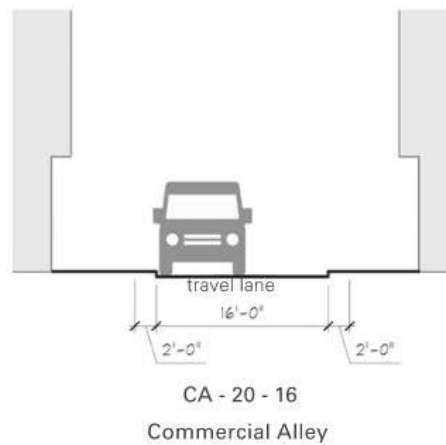
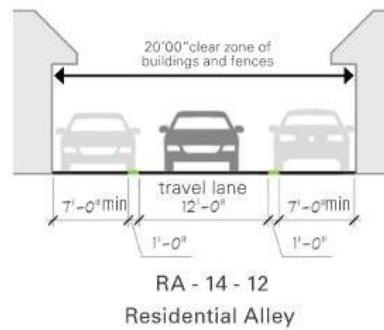
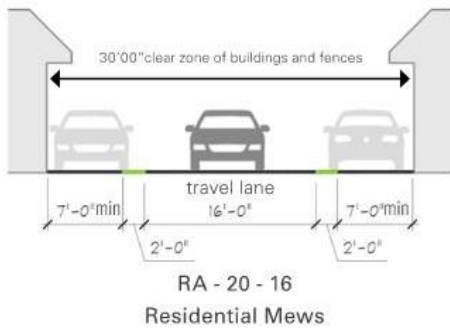
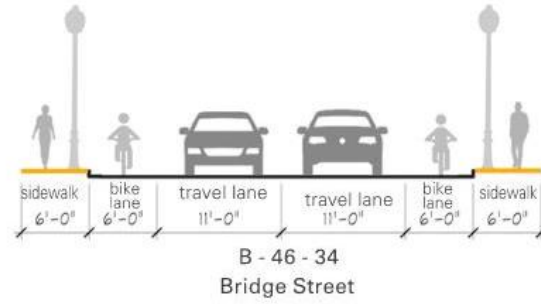
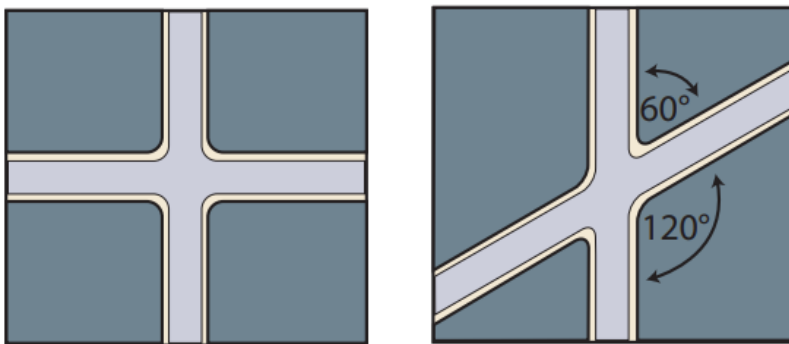


EXHIBIT C: INTERSECTION ASSEMBLIES

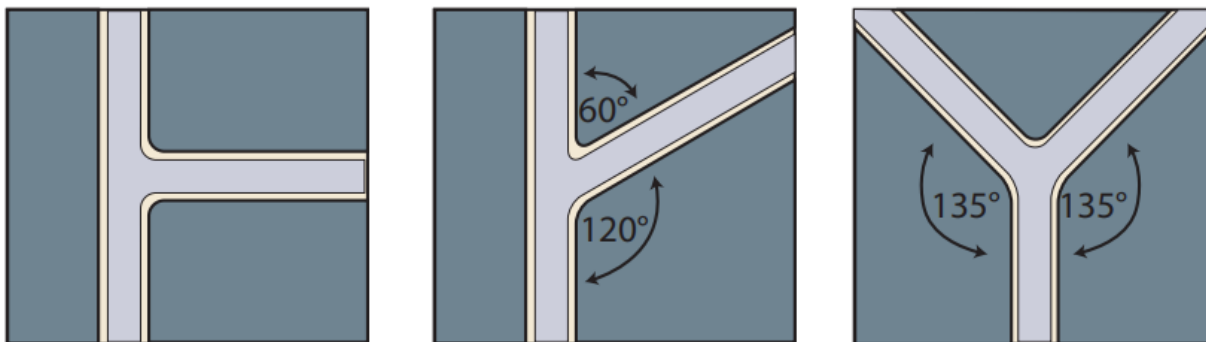
Where in conflict, criteria in the intersection assemblies shall control over design criteria in other applicable City ordinances.

INTERSECTION CHARACTERISTICS**FOUR-LEG INTERSECTIONS**

Four-leg intersections can vary from two lightly traveled local roads to a complex intersection of two main roadways. The intersection control can vary from uncontrolled, yield controlled, stop controlled or, for intersections with higher volumes, signal controlled. The type of intersection control varies based on traffic speed, traffic volumes, pedestrian crossing volumes and sight distance. For traffic purposes, intersections function best when designed at 90 degree or perpendicular. However, in urban areas there may be a desire to allow flexibility in intersection approach angles to allow for unique urban design features. This intersection skew should not be less than 60 degrees. If it is less than 60 degrees, then intersection modifications should be implemented to reduce the skew.

**THREE-LEG OR T-INTERSECTIONS**

Many of the design principles found in four-leg intersections apply to three-leg intersections. Intersection control can vary depending on a number of factors and the intersection skew of a T-intersection should not be less than 60 degrees. For a “Y” intersection the typical approach angles are 135 degrees. These intersections are uncommon but provide urban design features that can add unique architectural and design elements to the area.

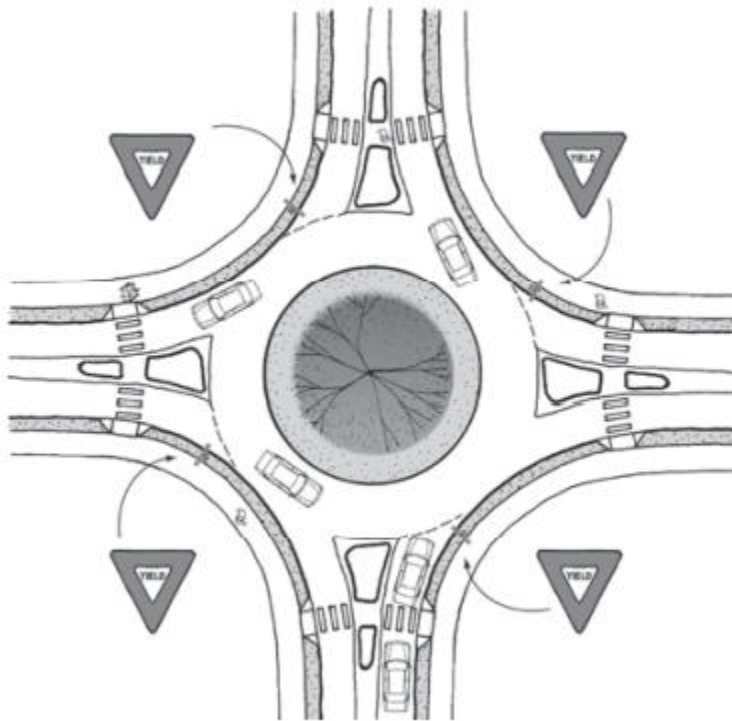
**MODERN ROUNDABOUTS**

The purpose of a modern roundabout is to increase vehicle capacity at the intersection, slow traffic and reduce the frequency and severity of collisions. They are not generally used to enhance pedestrian and bicycle safety. Roundabouts are not always the appropriate solution. General principles and considerations for the design of modern roundabouts include the following:

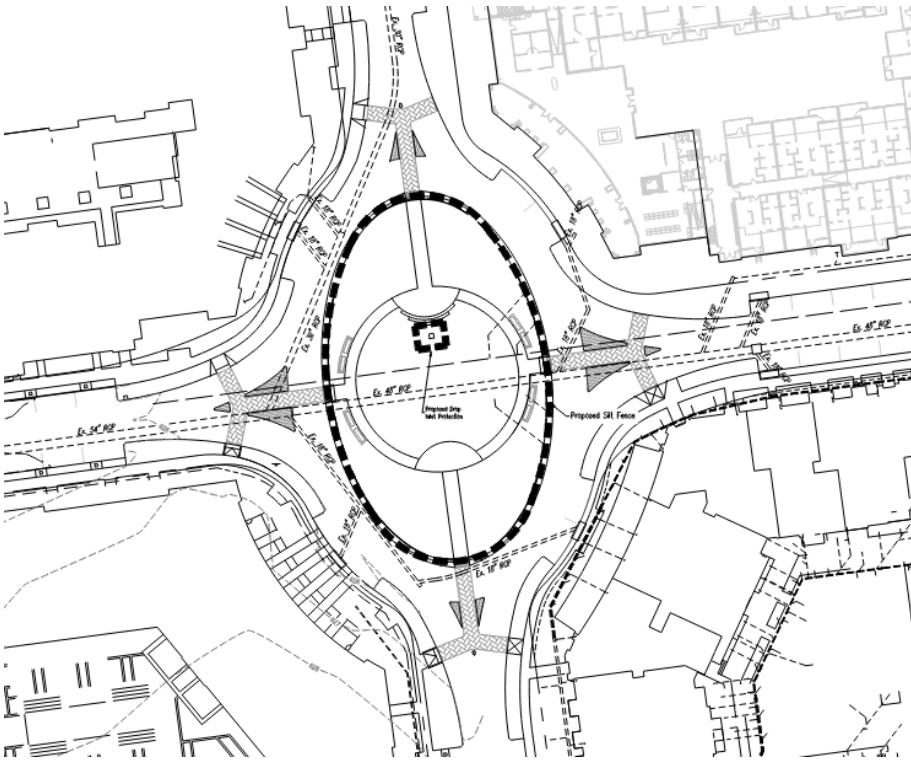
- Type of design vehicle;

- Use by disabled and visually impaired persons; and
- Effects on pedestrian route directness.

A modern roundabout should be designed to reduce the relative speeds between conflicting traffic streams and the absolute speed of vehicles and to improve pedestrian safety. The curved path that vehicles must negotiate slows the traffic. Vehicles entering need to be properly deflected and yield to traffic already in the circulating roadway of the roundabout. Internal speed operating or target speeds shall be between 15 and 19 mph.



A modified version of a modern roundabout, an ovalabout, may also be used.



CURB EXTENSIONS

Curb extensions (also called nubs, bulb-outs, knuckles, or neck-downs) extend the line of the curb into the traveled way, reducing the width of the street. Curb extensions typically occur at intersections but can be used at midblock locations to shadow the width of a parking lane, bus stop, or loading zone. These are called chokers. Curb extensions can provide the following benefits:

- Reduce pedestrian crossing distance and exposure to traffic;
- Improve driver and pedestrian visibility at intersections;
- Separate parking maneuvers from vehicles turning at the intersections;
- Visually and physically narrow the traveled way, resulting in a calming effect;
- Encourage and facilitate pedestrian crossing at preferred locations;
- Keep vehicles from parking too close to intersections and blocking crosswalks;
- Provide wider waiting areas at crosswalks and intersection bus stops;
- Reduce the effective curb-return radius and slow turning traffic;
- Provide space for level landings and clear space required at pedestrian push buttons, as well as double perpendicular curb ramps with detectable warnings; and
- Provide space for streetscape elements if extended beyond crosswalks.

Curb extensions serve to better define and delineate the travelway as being separate from the parking lane and streetside. They are used only where there is on street parking and the distance between curbs is greater than what is needed for the vehicular traveled way.



CITY OF MANSFIELD

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

STAFF REPORT

File Number: 23-5443

Agenda Date: 7/25/2023

Version: 2

Status: Failed

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 the T, Toll Road 360 Form-based Development District on approx. 210 acres, being a 20.6-acre tract of land situated in the J. Lawrence Survey, Abstract No. 616, and a 189.4-acre tract of land situated in the M. Gregg Survey, Abstract No. 385, J. Lawrence Survey, Abstract No. 616, and the H. Henderson Survey, Abstract No. 432; City of Mansfield, Ellis County, Texas, located east of State Highway 360, south of Lone Star Road, and south of Britton Road.; Arcadia, Developer (ZC#23-005)

Requested Action

To consider the subject request for zoning change.

Recommendation

The request is to consider a change in zoning from PR, Pre-Development District to the T, Toll Road 360 Form-based Development District. The request is a companion item to the public hearing and reading of the text proposed and presented for the T, Toll Road 360 Form-based Development District. The Department of Planning and Development Services recommends that the Planning and Zoning Commission table this case until August 7, 2023.

Description/History

This is a request to rezone approximately 210 acres of property east of State Highway 360 and south of Lone Star and Britton Roads from PR, Pre-Development District to the T, Toll Road 360 Form-based Development District. The T, Toll Road 360 Form-based Development District intends to encourage and enable "harmonious and coordinated development and to create "walkable pedestrian environments that complement the existing housing stock by offering a variety of building types to serve mixed generations."

The proposed text of the T, Toll Road 360 Form-based Development District, if approved by the City Council, is the zoning designation proposed to guide and direct development patterns on this property.

This request was most recently heard and tabled by The Planning and Zoning Commission on July 12, 2023, with a vote of 6-0-1 (with one absence) to table the case until the July 25, 2023 Planning and Zoning Commission meeting.

Attachments

Maps and Supporting Information



Property Owner Notification for ZC 23-005

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 *
2;PT3 1 O T BRITTON		BRITTON UNITED METHODIST	4510 BRITTON RD	MANSFIELD, TX	76065
385 M GREGG 0.0307 ACRES		TEXAS DEPARTMENT OF TRANSPORTA	125 E 11TH ST	AUSTIN, TX	78701
385 M GREGG 0.26 ACRES		TEXAS DEPARTMENT OF TRANSPORTA	125 E 11TH ST	AUSTIN, TX	78701
385 M GREGG 1.622 ACRES		THREE SIXTY REALTY INC	% MR ROSWELL M CURTIS III	DELRAY BEACH, FL	33483--725
385 M GREGG 15.81 ACRES		CITY OF MANSFIELD	1200 E BROAD ST	MANSFIELD, TX	76063--180
385 M GREGG 19.1659 ACRES		CITY OF MANSFIELD	1200 E BROAD ST	MANSFIELD, TX	76063--180
385 M GREGG 2.7571 ACRES		CITY OF MANSFIELD	1200 E BROAD ST	MANSFIELD, TX	76063--180
385 M GREGG 3.216 ACRES		THREE SIXTY REALTY INC	% MR ROSWELL M CURTIS III	DELRAY BEACH, FL	33483--725
385 M GREGG 7.85 ACRES		CITY OF MANSFIELD	1200 E BROAD ST	MANSFIELD, TX	76063--180
4;PT3& 5;6 1 O T BRITTON 2.388 ACRES		MARTIN MARIA E	932 COOK ST	MIDLOTHIAN, TX	76065
432 LOTS 1-3 & PT4 & 10 & 11 & PT 12 BLK 10 432 H HENDERSON		SOUTHWEST DYNAMICS SERVICE INC	PO BOX 201807	ARLINGTON, TX	76006
432 H HENDERSON 0.5 ACRES		BALLARD JOE ETAL	1200 N HOUSTON ST	COMANCHE, TX	76442--178
432 H HENDERSON 1.5 ACRES		BRITTON CEMETERY	4510 BRITTON RD	MANSFIELD, TX	76065--400
432 H HENDERSON 65.603 ACRES		ABRAMS MYRNA P	2315 MEADOW DR SOUTH	WILMETTE, IL	60091--220
432 H HENDERSON & 616 J LAWRENCE 69.500 ACRES		MC VEAN MELINDA LOU & FRED BAL	1200 N HOUSTON ST	COMANCHE, TX	76442--178
616 385 J LAWRENCE M GREGG 0.223 ACRES		THREE SIXTY REALTY INC	% MR ROSWELL M CURTIS III	DELRAY BEACH, FL	33483--725

Thursday, April 20, 2023

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Property Owner Notification for ZC 23-005

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
616 385 J LAWRENCE M GREGG 19.575 ACRES		THREE SIXTY REALTY INC	% MR ROSWELL M CURTIS III	DELRAY BEACH, FL	33483--725
616 385 J LAWRENCE M GREGG 1.755 ACRES		THREE SIXTY REALTY INC	% MR ROSWELL M CURTIS III	DELRAY BEACH, FL	33483--725
616 385 J LAWRENCE M GREGG 16.263 ACRES		THREE SIXTY REALTY INC	% MR ROSWELL M CURTIS III	DELRAY BEACH, FL	33483--725
616 385 J LAWRENCE M GREGG 36.26 ACRES		PHILLIPS FAMILY LIVING TRUST	3320 CHADWELL	DALLAS, TX	75234
616 J LAWRENCE 0.667 ACRES 75234--512		PHILLIPS JUDITH A	3320 CHADWELL DR	FARMERS BRANCH, TX	
616 J LAWRENCE 1.886 ACRES		SUNBELT LAND INVESTMENT 360 LT	*** NO ADDRESS ***	*** NO CITY ***	* NO ZIP *
616 J LAWRENCE 101.284 ACRES		SUNBELT LAND INVESTMENT 360 LT	*** NO ADDRESS ***	*** NO CITY ***	* NO ZIP *
616 J LAWRENCE; 432 H HENDERSON 5.217 ACRES		GREENWAY TRAILS OWNERS ASSOCIA	5757 ALPHA RD STE 680	DALLAS, TX	75240--478
8 1 O T BRITTON 0.517 ACRES		CLARK RONALD CHARLES	920 NOAH ST	MANSFIELD, TX	76065--902
E 225 OF 1 1 O T BRITTON 1.031 ACRES		MASSEY DANIEL J	4150 BRITTON RD	MANSFIELD, TX	76063--871
GREGG, MELTON SURVEY	A 560	CITY OF MANSFIELD	1200 E BROAD ST	MANSFIELD, TX	76063-1805
J LAWRENCE 5.068 AC		TARRANT CO WATER	800 E NORTHSIDE DR	FORT WORTH, TX	76102--101
LOT 1 BLK 1 CREED CONCEPTS ADDN .408 AC		CREED CONCEPTS LLC SERIES C	1105 HUNTINGTON TRL	MANSFIELD, TX	76063
LOT 10 BLK 1 O T BRITTON-REV 0.516 AC		MIZER BILLY & KIMBERLY KELLY	936 NOAH ST	MIDLOTHIAN, TX	76065
LOT 1R BLK 1 MARANATHA RANCH 5.392 AC		MASSEY DAN J	4000 BRITTON RD	MANSFIELD, TX	76063
LOT 6R1, 6R2 & 6R3 BLK 2 O T BRITTON-REV 0.594 AC		HARTMAN BEN	509 ALVARADO ST	MANSFIELD, TX	76063--193
LOT 7 BLK 2 O T BRITTON-REV 1.085 AC		MASON SANDRA L	936 COPE ST	MIDLOTHIAN, TX	76065
LOT 9 BLK 1 O T BRITTON-REV 0.691 AC		CUEVAS KENEDI H	950 E PLEASANT DR	DALLAS, TX	75217--446
LOT PT 4 BLK 6 O T BRITTON-REV 0.881 AC		MASSEY DAN J	4150 BRITTON RD	MANSFIELD, TX	76063--871

Thursday, April 20, 2023

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Property Owner Notification for ZC 23-005

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
LOT PT 5 BLK 1 O T BRITTON-REV 0.37 AC		STORY HAROLD R & SUE	4224 BRITTON RD	MANSFIELD, TX	76063--872
LOT PT 6 O T BRITTON-REV	0.17 AC	MUWAQUET MARWAN F	9606 FAIRWAY VISTA DR	ROWLETT, TX	75089
LOT PT 7 BLK 1 O T BRITTON-REV .496 AC		TRIPLE K ASSETS LLC	2909 TURNER WARNELL RD	ARLINGTON, TX	76001
NEILL, SAMUEL C SURVEY	A 1159	CITY OF MANSFIELD	1200 E BROAD ST	MANSFIELD, TX	76063-1805
NEILL, SAMUEL C SURVEY	A 1159	BUTLER HERITAGE LLC	PO BOX 297	LANCASTER, TX	75146
W 150 OF 11 O T BRITTON 0.689 ACRES		MASSEY FRANK A	3953 BETTY LN	CLEBURNE, TX	76031--000
WPT 51 O T BRITTON 0.5 ACRES		MASSEY DANIEL JAY	4150 BRITTON RD	MANSFIELD, TX	76063--871