

**ADDENDUM TO SOUTH POINTE
PLANNED DEVELOPMENT DISTRICT STANDARDS
MANSFIELD, TEXAS**

WHEREAS, the City of Mansfield, Texas (the “City”), approved that certain South Pointe Planned Development District Standards Mansfield, Texas dated February 16, 2005, as revised on July 11, 2016, and as further revised on April 24, 2017 (as revised, the “PD Standards”); and

WHEREAS, the City, by action of the City Council on the _____ day of _____, 2023, has approved certain amendments and modifications to the PD Standards.

NOW, THEREFORE, the PD Standards are hereby amended and modified as follows:

Modifying the Minimum Lot Area for Townhouse – Office Residential. The PD Standards are hereby modified and amended by reducing the minimum lot area for Townhouse – Office Residential to 1,760 square feet as set forth in Section 8 of the PD Standards (Bulk Standards, Residential Product Table).

Modifying and Amending the Residential Townhouse Product (TH). The PD Standards are hereby modified and amended by adding the following language at the end of the last sentence in Section 3, Paragraph 6, of the PD Standards:

“Residential Townhouse Product (TH)

The Residential Townhouse Product (TH) is a Residential Product that includes land subdivided for residential purposes and associated uses that lend themselves to townhouse development. The TH Product is intended to allow smaller dwelling units. This Product is appropriate as a transition from residential areas to nonresidential areas and along arterial or collector streets. This Product is also appropriate in areas designated as Office Residential District on the South Pointe Development Plan. No more than six (6) attached dwelling units can be included in a single building. Each dwelling unit shall provide a dooryard, a terrace, or a stoop at the principal entrance into the unit in accordance with the provisions of Section 155.073 (K) the S, South Mansfield Form-based Development District. Each dwelling unit, where the provisions of these South Pointe Planned Development District Standards are silent, shall be designed and constructed in accordance with the provisions of Section 155.073 (Q) of the S, South Mansfield Form-based Development District. Otherwise, the provisions of these South Pointe Planned Development District Standards shall control.”

Adding a Minimum Height for Townhouse – Office Residential. The PD Standards are hereby modified and amended by adding a new Paragraph (2)(E), Minimum Height for Townhouse – Office Residential in Section 8 of the PD Standards to read as follows:

“E) Minimum Height for Townhouse – Office Residential

- 1) Building Height Min: 3 stories (14 feet per story max)”

This Addendum to the PD Standards is approved by action of the City Council of the City on the _____ day of _____, 2023.

Michael Evans, Mayor

ATTEST:

Susana Marin, City Secretary

APPROVED AS TO FORM AND LEGALITY:

Drew Larkin, City Attorney