

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

August ___, 2022

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 August ___, 2022, 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.

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:

“Each townhouse shall provide a dooryard, a terrace, or a stoop at the principal entrance into the dwelling in accordance with the provisions of Section 155.073 (K) the S, South Mansfield Form-based Development District. Each townhouse, 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.”

This Addendum to the PD Standards is approved by action of the City Council of the City on August ___, 2022.