

EXHIBIT B

KINNEY TRACT PLANNED DEVELOPMENT STANDARDS

SECTION 1 - GENERAL STANDARDS

The Kinney Tract Planned Development (KTPD) shall apply to the 32.352 acres described in the legal description of Exhibit A and shall be in accordance with the attached Development Plans (Exhibits C-1 to C-3), Landscape Plans (Exhibits D-1 to D-5), and Elevations (Exhibit E).

1. Unless otherwise specified in this planned development, development within the Kinney Tract is governed by the Mansfield Zoning Ordinance as currently enacted at the time of approval of this ordinance by the City Council. In the event of any conflict or inconsistency between these standards and the applicable City regulations, the terms and provisions of this planned development shall apply.
2. The design and construction of the public infrastructure and utilities shall be in accordance with the City of Mansfield design standards in effect at the time of permitting.
3. In the event of conflict between the written text and the illustrations provided in this planned development, the written text contained herein shall control.
4. The maximum number of homes in Kinney Tract shall be 144.
5. A minimum of 13.5% of land located within Kinney Tract shall be used as open space.
 - A. In order for the open space to be counted towards meeting the minimum requirement, it must be at least 0.35 acre in size or contain recreational elements (i.e., hike & bike trail, exercise equipment, etc.) as well as be readily accessible to the residents of the Kinney Tract community. The open space may be public or private.
 - B. If the open space is private, it shall be owned and maintained by a mandatory Homeowner Association.
 - C. Within the Common Areas identified as Block B, Lot 24X and Block L, Lot 1X on the Development Plan (Exhibit C-1) and further depicted on the Landscape Plans (Exhibits D-1 to D-5), a covered pavilion and accompanying play area equipment shall be provided for the use of Homeowners Association members.
6. Homeowners Association (HOA):
 - A. A mandatory homeowners association will be responsible for the maintenance of lots owned by the (HOA), pavilion, play area equipment not located within a public park, trails, entryway features, screening walls and fences, master developer provided canopy trees, landscaping at the entryway and on HOA lots.

- B. The HOA documents shall be filed in accordance with the City of Mansfield policies. The documents shall be filed with the final plat at Tarrant County.
7. The proposed development will be in complete accordance with the provisions of the approved Planned Development District and all Development Plans recorded hereunder shall be binding upon the applicant thereof, his successors and assigns, and shall limit and control all building permits.

The following provides definitions for terms used in these KTPD standards that are technical in nature or that otherwise may not reflect a common usage of the term:

ALLEY: A private thoroughfare designated to be a secondary means of vehicular access to the rear or the side of properties; an alley may connect to a vehicular driveway located to the rear of lots, providing access to accessory buildings, to service areas, to parking, and may contain utility easements.

BLOCK: The aggregate of lots, civic spaces, and alleys circumscribed by streets.

BLOCK FACE: The aggregate of all the building facades on one (1) side of a block.

BUILDING ELEVATION: An exterior wall of a building not facing a street or a civic space.

BUILDING FAÇADE: The exterior wall of a building facing a street or a civic space.

BUILDING FACADE, PRINCIPAL: The exterior wall of a building that is designated to have the principal entrance to the building.

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

PORCH: An open-air room appended to a building, with floor and roof, but no walls on at least two (2) sides facing a street or a civic space. A porch shall be at least six (6) feet deep and consist of 60 square feet a minimum. A porch is exclusive of the space dedicated to an entryway. The Director of Planning may review and administratively approve porch designs that are not consistent with a specific provision of these KTPD Standards but is justified by its intent.

PRINCIPAL BUILDING: The main building on a lot.

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

STOOP: A frontage wherein the building façade is aligned close to the front lot line, with the first story elevated from the sidewalk for privacy, with an exterior stair and a landing at the principal entrance.

STORY: A habitable level within a building by which height is measured, excluding an attic or a raised basement. For purposes of these KTPD standards, stories shall not exceed 14 feet

in height, except that ground floor commercial spaces shall have a minimum story height of 14 feet and a maximum of 25 feet.

SECTION 2 - SINGLE FAMILY RESIDENTIAL DEVELOPMENT STANDARDS

The single-family dwellings to be developed in the KTPD shall be on three (3) lot types – Type A through Type C – each to be located and developed as shown on the Development Plans.

A. TYPE A LOTS: All Type A Lots shall be accessed by an alley and developed in accordance with the following:

- (1) Minimum Lot Area - 4,400 square feet.
- (2) Minimum Lot Width (other than corner lots) - 40 feet.
- (3) Minimum Lot Width (corner lots) - 45 feet.
- (4) Minimum Lot Depth - 110 feet.
- (5) Minimum Floor Area - 1,600 square feet.
- (6) Minimum Front Setback - 5 feet, provided, however, that porches, stairs, stoops, balconies or bay windows may encroach into the minimum setback.
- (7) Minimum Rear Setback (applicable to house and garage) - 13 feet.
- (8) Minimum Side Setback:
 - (a) Interior Side Setback - 5 feet.
 - (b) Side Setback Adjacent to a street - 10 feet.
- (9) Maximum Lot Coverage - 75%.
- (10) Maximum Height - 3 stories.
- (11) Minimum Off-street Parking - 2 spaces.

B. TYPE B LOTS: All Type B Lots shall be accessed by an alley and developed in accordance with the following:

- (1) Minimum Lot Area - 5,500 square feet.
- (2) Minimum Lot Width (other than corner lots) - 50 feet.
- (3) Minimum Lot Width (corner lots) - 55 feet.
- (4) Minimum Lot Depth - 110 feet.
- (5) Minimum Floor Area - 1,800 square feet.
- (6) Minimum Front Setback - 5 feet, provided, however, that porches, stairs, stoops, balconies, or bay windows may encroach into the minimum setback.

- (7) Minimum Rear Setback (applicable to house and garage) - 13 feet.
- (8) Minimum Side Setback:
 - (a) Interior Side Setback - 5 feet.
 - (b) Side Setback Adjacent to a Street - 10 feet
- (9) Maximum Lot Coverage - 70%.
- (10) Maximum Height - 3 stories.
- (11) Minimum Off-street Parking - 2 spaces.

C. TYPE C LOTS: Type C Lots shall be accessed from a street and developed in accordance with the following:

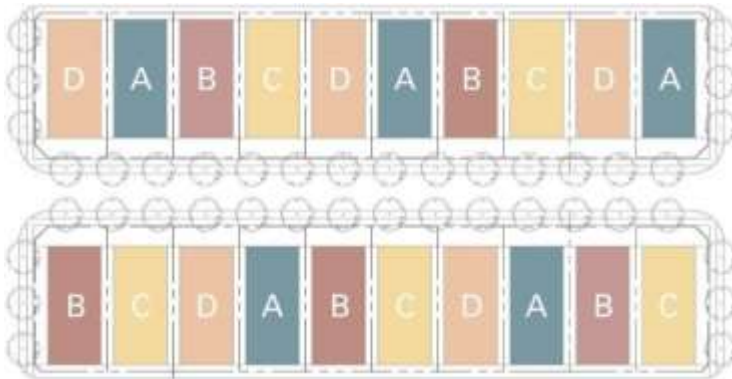
- (1) Minimum Lot Area - 7,000 square feet.
- (2) Minimum Lot Width (other than corner lots) - 60 feet.
- (3) Minimum Lot Width (corner lots) - 65 feet.
- (4) Minimum Lot Depth - 117 feet.
- (5) Minimum Floor Area - 1,800 square feet.
- (6) Minimum Front Setback - 20 feet, provided, however, that porches, stairs, stoops, balconies, or bay windows may encroach into the minimum setback and build-to line.
- (7) Minimum Rear Setback (applicable to house and garage) - 15 feet.
- (8) Minimum Side Setback:
 - (a) Interior Side Setback - 5 feet.
 - (b) Side Setback Adjacent to a Street -10 feet.
- (9) Maximum Lot Coverage - 70%.
- (10) Maximum Height - 3 stories.
- (11) Minimum Off-street Parking - 2 spaces.

D. Garage Orientation: The single-family dwelling units constructed on lots not accessed by alleys as shown on the KTPD Development Plan shall be constructed with J-Swing orientation.

E. Anti-Monotony:

For Single-Family Detached Dwelling Units:

- Guiding Principle: A variety of individual architectural designs with their respective appropriate details, materials and colors are encouraged to create a unique, overall compelling streetscape character.
- The principal building facade of single-family detached dwelling units on a continuous block¹ with the same or similar facade², materials, or colors (including similar shades) should be separated by a minimum of three lots on the same side of the street and should not be located directly across the street from each other.



- Homes shall have significant variations in principal building façade designs, including rooflines with apparent design variations (e.g., hipped, gabled, and shed). Homes shall have changes in the locations and openings for doors and windows that change the overall external elevation.
- Administration: Home builders will be responsible for submitting the above exhibit outlining compliance with anti-monotony at time of permit for the continuous block. In an instance where multiple home builders are working in the same block, the lot diagram will indicate separate ownership/responsibility by providing the lot and block number as well as home builder information.

notes: ¹ A continuous block consists of the lots not separated by right-of-way or alley and inclusive of the homes across the street on the same block. ² Similar facades can be identified by similar floor plans as well as similarly proportioned exterior finishes in that placing a new exterior façade on a similar floor plan does not by itself constitute compliance with the above anti-monotony standards. In a situation where facades are deemed similar, the home builder will need to provide an exhibit outlining significant variations in principal façade designs, as outlined above. In most instances a significant variation is one that spans more than 50% of the principal building facade.

The Director of Planning or their designee may approve elevations that are different styles but

may not demonstrate significant changes. The intent of the Kinney Tract Planned Development District is to promote architectural diversity and create a neighborhood that is cohesive and promotes creativity. The elevations provided in Exhibit E are intended to provide an example of the types of homes to be constructed.

F. Roof Pitches:

- (1) For lots identified on the Development Plan (Exhibit C-1) as Types A, B and C, principal roofs shall be symmetrically pitched with a minimum angle of 6:12. The Director of Planning can approve elevations with roof pitches less than 6:12 on a case-by-case basis.
- (2) For all lots, ancillary roofs for stoops, porches, detached garages, and other similar architectural features may be pitched with a minimum angle of 3:12.

G. Building Materials and Design: Every single-family dwelling shall comply with the following:

- (1) For all lots identified on the Development Plan (Exhibits C-1) as Types A, B, and C, the exterior finish material on all building elevations, except for window or door openings, shall be limited to any combination of brick, stone, cementitious fiber board, and stucco. Wood may only be used as an accent exterior finish material for construction on Type A, B, and C Lots and shall not exceed 10 percent of the total building wall area, with each elevation being calculated independently.
- (2) Where multiple exterior materials are used on a single dwelling unit, they shall only be combined on each building wall horizontally, with the heavier material below the lighter (e.g., stone below brick; brick below stucco; and stucco below wood or cementitious fiber board).
- (3) All building walls shall show the same level and quality of materials on all sides, including trim, to create an architectural composition that is visually harmonious.
- (4) Exterior finish wood materials shall be painted or stained.
- (5) Stucco shall be cement plaster made of cement sand and lime and shall be applied using a three-step process. The use of stucco-based products on front facing façades shall be limited to accents and architectural features only.
- (6) All dwelling units on alley-served lots shall have a porch or a stoop attached on the principal building façade and located at the principal entrance into the dwelling unit.
- (7) Front porch floors shall be of concrete slab, stone, or wood plank.
- (8) Front porches shall be no less than six feet deep.
- (9) Stoop floors shall be of concrete slab, brick, or stone. If brick or stone, the material used for the stoop floor must match the material or materials on the principal building façade.
- (10) Posts, where provided, shall be a minimum dimension of six (6) inches by six (6) inches.

- (11) Posts shall be made of wood or synthetic materials provided they have the appearance of wood; and may have brick or stone piers with a minimum of 12 inches by 12 inches in dimension.
- (12) Columns, where provided, shall be a minimum dimension of 12 inches by 12 inches.
- (13) Columns shall be made of brick, stone, concrete, or cementitious fiber board.
- (14) Principal building facades shall be no less than 15% and no more than 30% glazed in clear glass.
- (15) Windows shall be made of painted aluminum, wood, or vinyl, and shall have clear glass.
- (16) Windows shall be single-, double-, or triple-hung or operable casements. Windows in building walls made of brick, stone, or stucco shall be recessed a minimum of three inches in depth from the exterior wall. Flush-mounted windows and doors shall be prohibited on all building walls.
- (17) Doors and windows that operate as sliders shall be prohibited along all streets and civic space.
- (18) Openings for doors and windows in building facades shall be rectangular or square in proportion; however, decorative arch windows shall also be allowed.
- (19) Garage doors shall be of metal, wood, or composite wood.
- (20) Chimneys, when constructed on the exterior facade, shall extend to finished grade and shall be made of brick, stone, or stucco with a projecting cap on top, provided that this requirement does not apply to a direct vent fireplace that does not have a traditional chimney.
- (21) Balconies and bay windows, when provided, shall be no less than three (3) feet deep.
- (22) Pitched roofs shall be asphalt shingles, metal, or slate.
- (23) Skylights shall be flat to the roof plane.
- (24) Roof penetrations, including vent stacks, shall be out of view from the street.
- (25) Doors along principal building façades shall be a minimum of eight (8) feet high.
- (26) The first story shall be a minimum of nine (9) feet in height.
- (27) The use of Exterior Insulation Finishing System (EIFS) shall be prohibited.

H. Additional Building Design: For street corner lots identified on the Development Plans (Exhibit C- Architectural Requirements Plan), the establishment of primary and secondary facades are strongly encouraged on both frontages with the façade with the front door being

established as the primary facade. No privacy fences are allowed to be placed between the primary or secondary facade and the sidewalk or roadway. Low lying (36 to 42 inches) open-style picket or wrought iron fences, hedge walls and masonry half walls (36 to 42 inches) are the only exceptions.

- (1) At least 15% of the exterior side building facade shall be occupied by windows with similar characteristics as the windows on the principal building facade; and
- (2) Articulation elements found on the primary facade extended to are strongly encouraged on the secondary facade.
- (3) Landscaping along the exterior primary facade must extend along the secondary facade.
- (4) Corner lots will feature a front and side porch and/or a porch that wraps from the front to the side elevation.

I. Landscaping:

- (1) At least one (1) tree must be planted on every Type A and Type B lots.
- (2) No fewer than two (2) trees must be planted on every Type C and, one (1) of which may be allowed in the rear yard.
- (3) Required trees shall be not less than three (3) caliper inches.
- (4) Shrubs shall be planted along at least 50% of the length of the foundation facing a street.
- (5) Required shrubs shall be not less than two (2) feet in height.
- (6) Front and rear yards shall be covered with sod except for areas with planting beds and flatwork.
- (7) An automatic irrigation system shall be provided for all landscaped areas.

J. Accessory Buildings: Residential accessory buildings shall be permitted on any Type A, Type B, and Type C lots and shall be developed in accordance with the following:

- (1) Minimum Front Setback - Behind the rear building elevation of the principal building.
- (2) Minimum Rear Setback - 5 feet.
- (3) Minimum Side Setback - 5 feet.
- (4) Maximum Height - Two stories and not higher than the principal building on the same lot.
- (5) An accessory building used for storage or allowable non-residential uses shall not exceed 200 square feet.
- (6) The habitable space for an accessory dwelling shall not exceed 800 square feet.
- (7) An accessory dwelling shall be constructed with the same exterior finish and roofing materials as the principal building on the same lot.

- (8) All accessory buildings and accessory dwellings shall share the same ownership and utility connection with the principal building on the same lot.
- (9) The combined area of the accessory building, accessory dwelling and principal building shall not exceed the maximum allowable lot coverage.

SECTION 4 - RECREATION FACILITIES

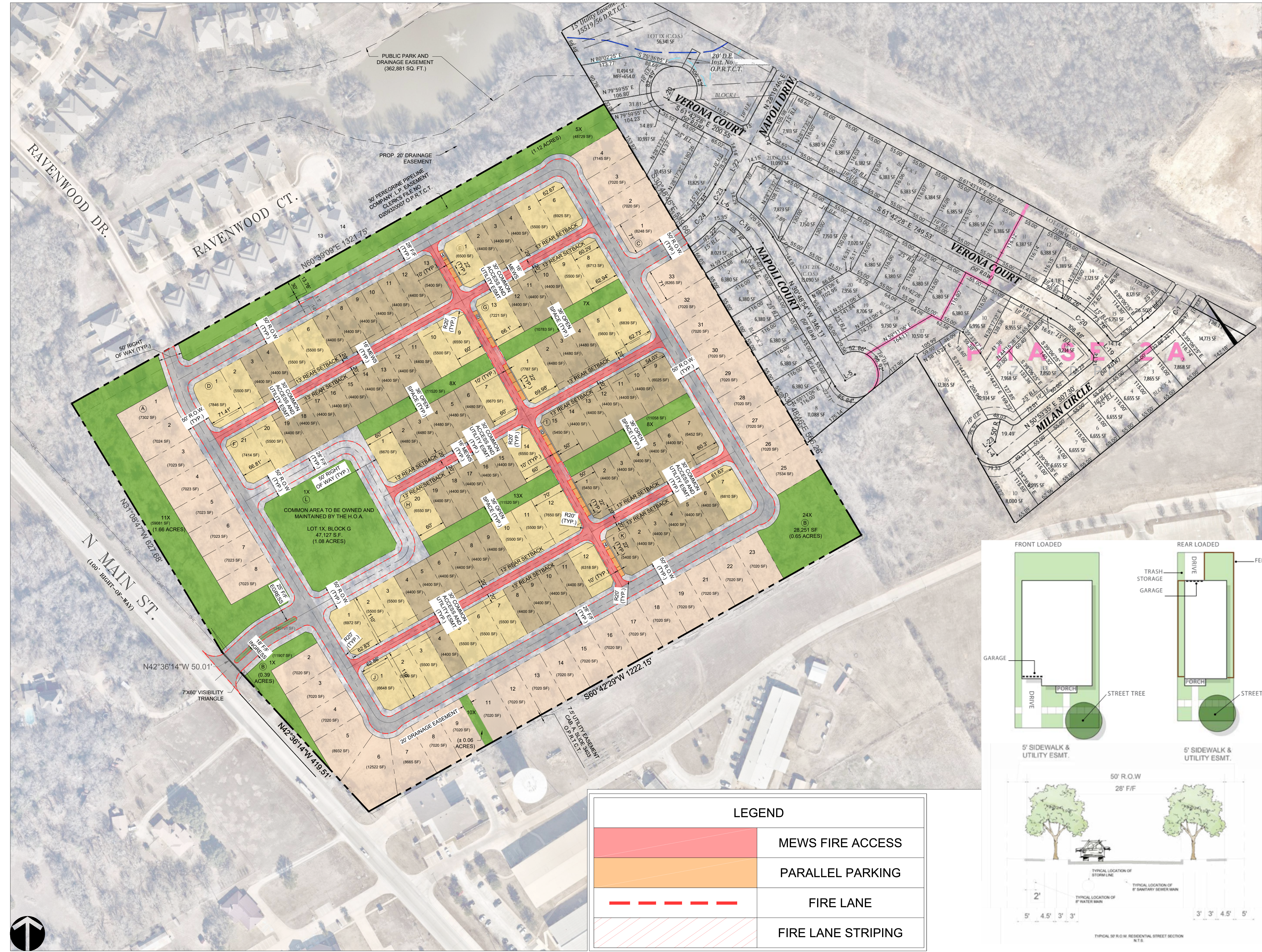
The proposed parks, trails, open space, and other recreational facilities within the Kinney Tract shall be readily accessible to the residents of the development and developed as shown in the Development Plans and Landscape Plans. The minimum programming in the open space area is specifically depicted on the Landscape Plans and these items are listed in the following tables:

Exhibit D-3	
Amenity	Minimum Square Footage (ft ²)
Pavilion	50
Plaza	80
Playground	100
Lawn	1000
Mound	200
Enhanced planting	80
Sidewalk	160

Exhibit D-4	
Amenity	Minimum Square Footage (ft ²)
Shade sails	60
Plaza	85
Lawn	280
Mound	195
Community garden	60
Enhanced planting	40
Decomposed granite trail	75

SECTION 5 - SCREENING, LANDSCAPING AND BUFFER

- A. Adjacent to SH 287: A landscape buffer shall be provided between the street ROW and the residential lots as depicted on the Landscape Plans (Exhibits D-1 to D-5). A mix of canopy and ornamental shall be planted within the landscape buffer. Ground cover may also be planted within the landscape buffer and may include, but is not limited to, shrubs, grasses, turf, mulched beds, berms, and hardscape. A 6 ft Masonry Wall with Stone Columns at approximately 100 ft spacing will be installed at the rear of the residential lots that are visible from N Main Street. In areas that are not visible to N Main Street, a 6ft board on board fence with masonry columns will be installed. Refer to the Landscape Plans (Exhibit D-5 Screening Plan).
- B. Adjacent to the south property line: A 6 ft Wood fence with Stone Columns at approximately 100 ft spacing will be installed at the rear of the residential lots per the Landscape Plans (Exhibit D-5 Screening Plan).
- C. Adjacent to the east property line: A standard 6 ft builder fence will be installed at the rear of the residential lots.
- D. Adjacent to the north property line: No screening devices will be installed



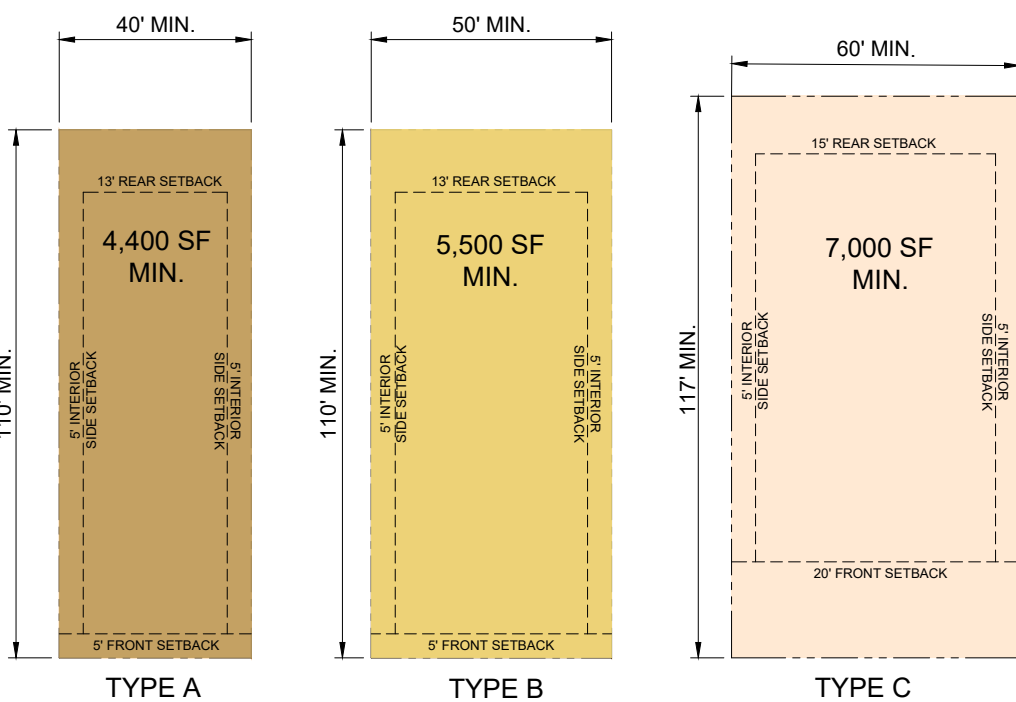
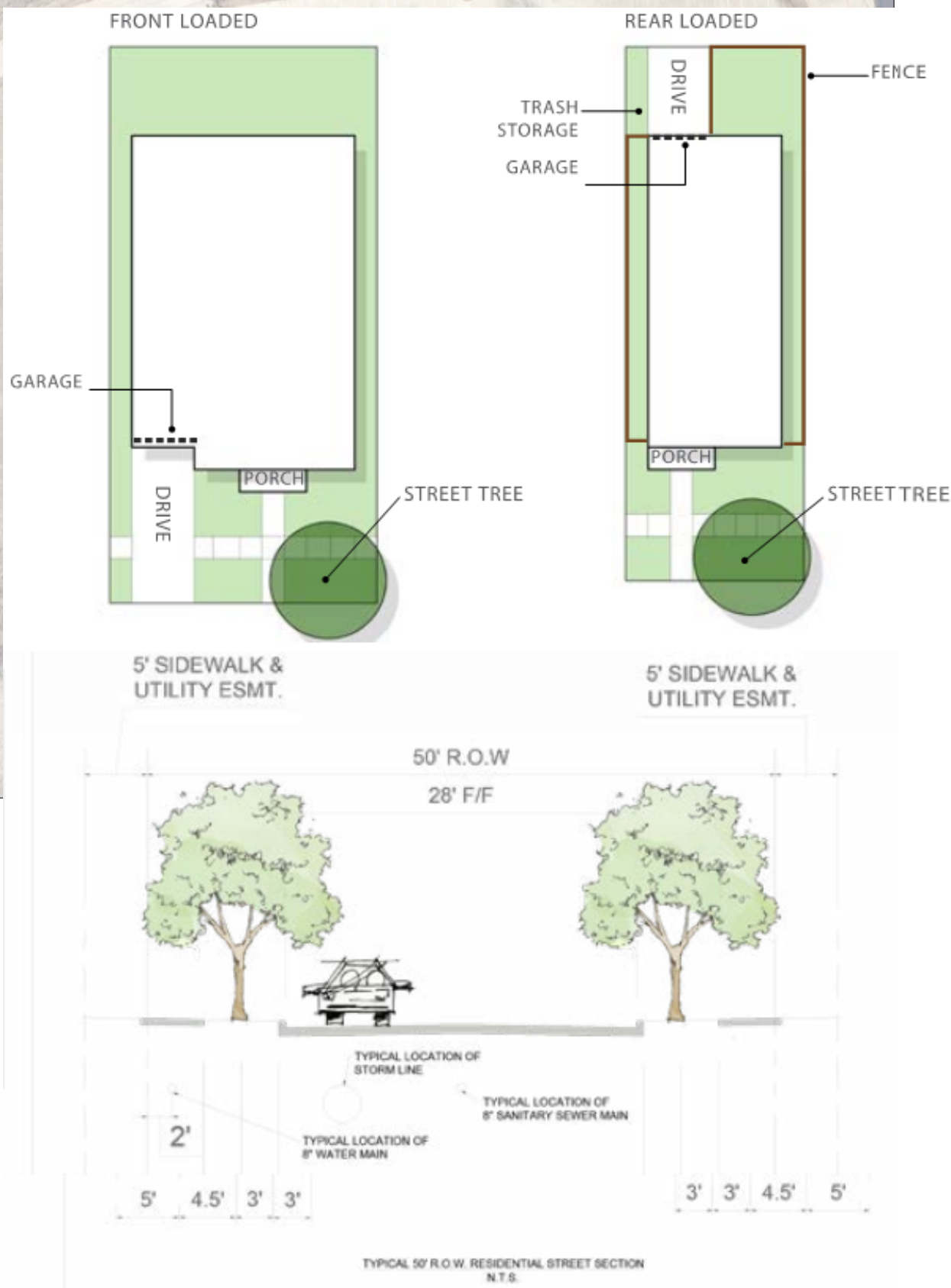
VICINITY MAP

N.T.S.

- NOTES:
- (1) A MANDATORY HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR THE MAINTENANCE OF LOTS OWNED BY THE (HOA): PAVILION, PLAY AREA EQUIPMENT NOT LOCATED WITHIN A PUBLIC PARK, TRIALS, ENTRYWAY FEATURES, SCREENING WALLS AND FENCES, MASTER DEVELOPER PROVIDED CANOPY TREES, LANDSCAPING AT THE ENTRYWAY AND ON HOA LOTS.
 - (2) THE HOME OWNERS ASSOCIATION DOCUMENTS SHALL BE FILED IN ACCORDANCE WITH THE CITY OF MANSFIELD POLICIES. THE DOCUMENTS SHALL BE FILED WITH THE FINAL PLAT IN TARRANT COUNTY.
 - (3) THE DESIGN AND CONSTRUCTION OF THE PUBLIC INFRASTRUCTURE AND UTILITIES SHALL BE IN ACCORDANCE WITH THE CITY OF MANSFIELD DESIGN STANDARDS IN EFFECT AT THE TIME OF PERMITTING.
 - (4) ALL 60' LOTS ARE J-SWING ORIENTATION.

NEIGHBORHOOD DATA

LOT TYPE	TOTAL	PERCENTAGE
A	68	47%
B	35	24%
C	41	28%
TOTAL	144	



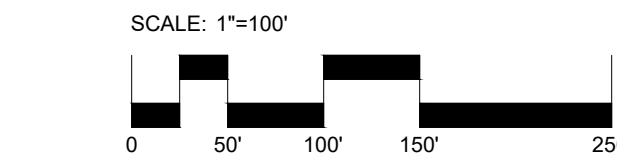
TYPICAL LOT DETAILS

N.T.S.

DEVELOPMENT PLAN
KINNEY TRACT

TWO TRACTS OF LAND SITUATED IN THE JAMES MCDONALD SURVEY, ABSTRACT NUMBER 997 CITY OF MANSFIELD, TARRANT COUNTY, TEXAS
08/05/2022
32.352 ACRES
144 SINGLE FAMILY LOTS
4.451 LOTS/ACRE

CASE NUMBER ZC#22-007



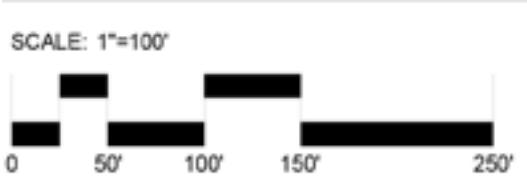


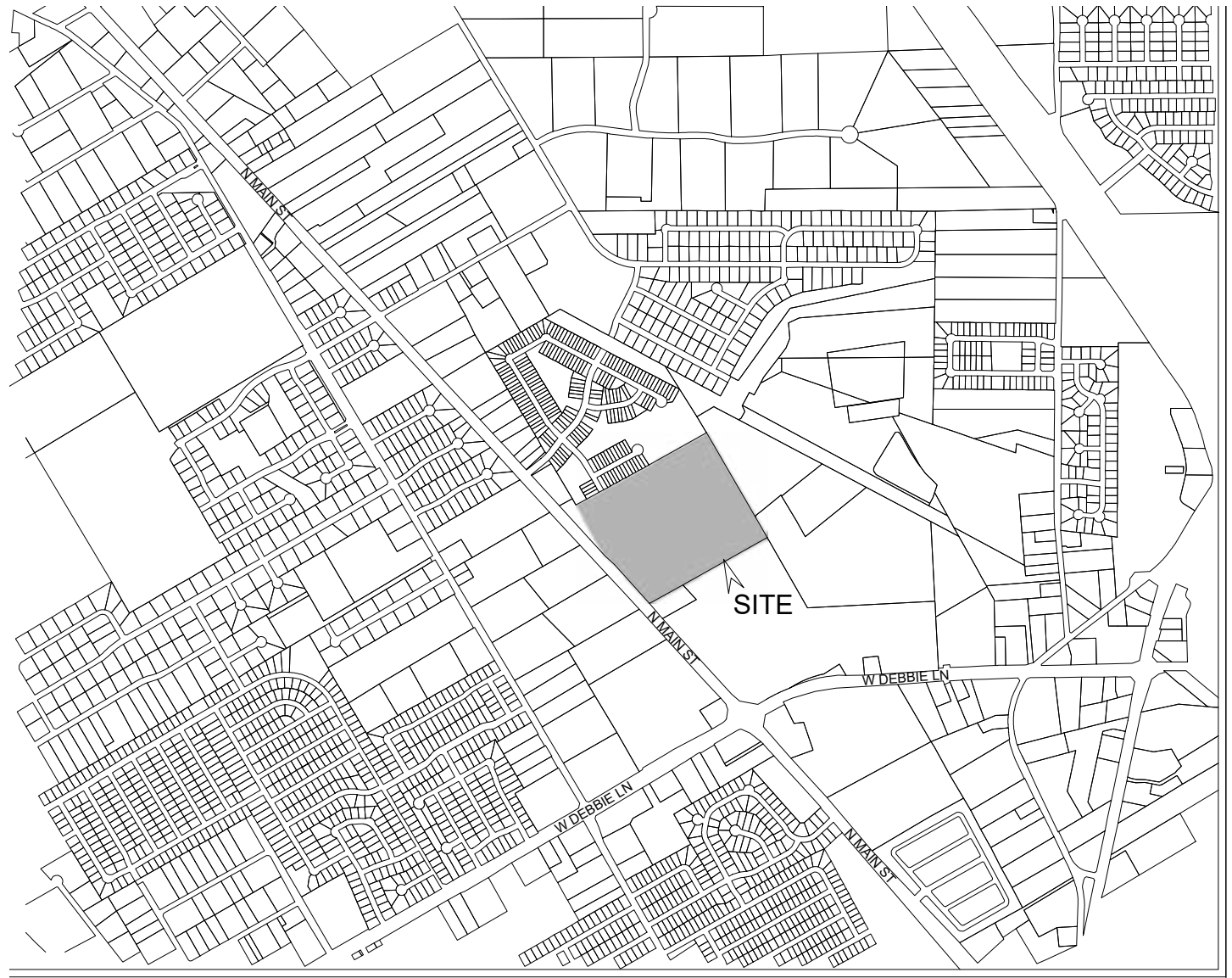
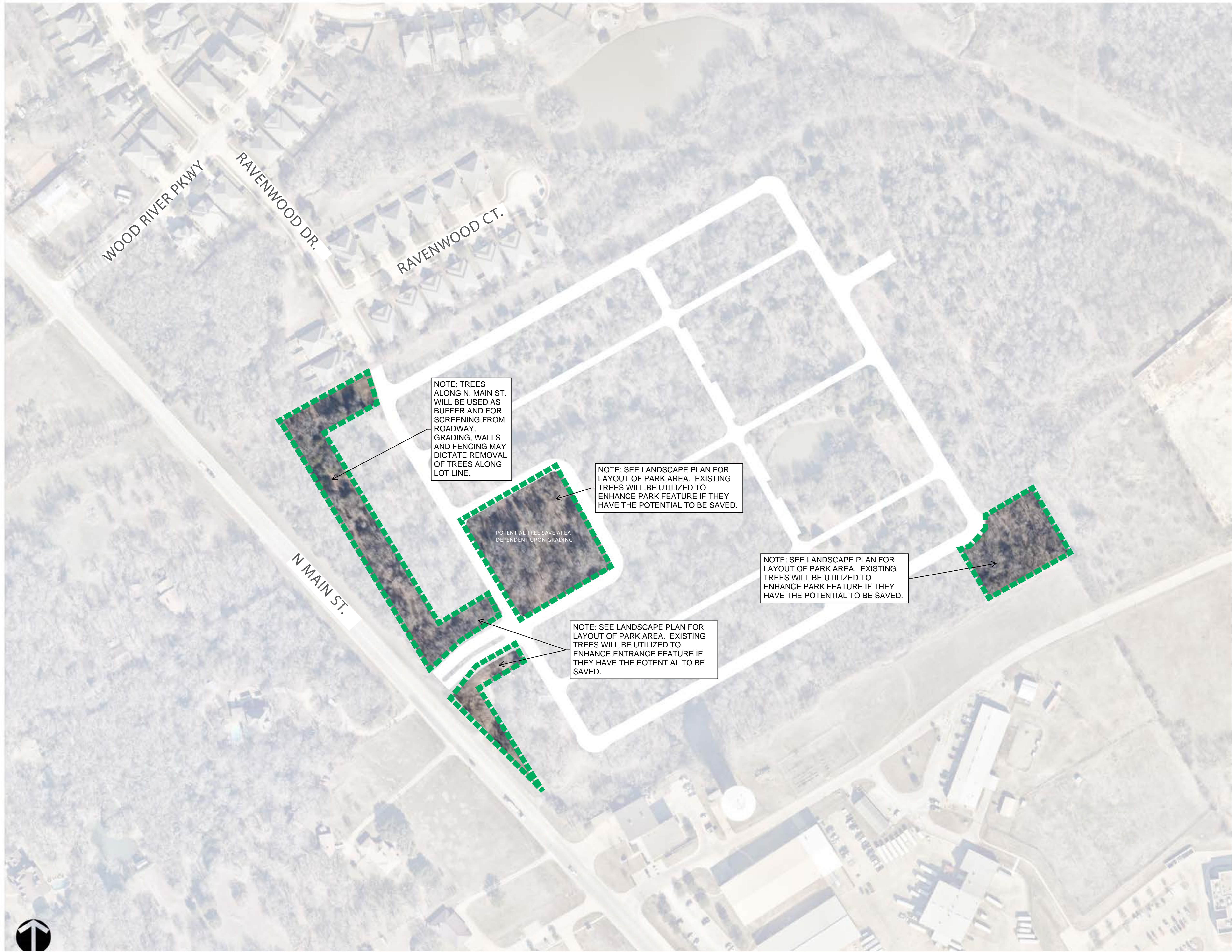
VICINITY MAP
N.T.S.

LOT DESCRIPTION	ARCHITECTURAL TREATMENT	SYMBOL
CORNER	• FRONT AND SIDE PORCH AND/OR A PORCH THAT WRAPS FROM THE FRONT TO THE SIDE	

LANDSCAPE PLAN
KINNEY TRACT
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VICINITY MAP

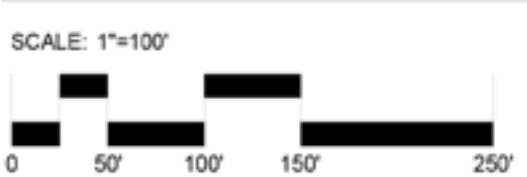
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NOTE: FINAL DESIGN OF THE PROJECT SHALL INCLUDE A TREE SURVEY OF THE AREAS DEFINED FOR PRESERVATION. THE TREE SURVEY WILL BE UTILIZED TO HELP INCORPORATE THE TREES INTO THE FINAL LANDSCAPE PLANS. DEPENDING UPON TYPE AND LOCATION, TREES MAY NOT BE ABLE TO BE SAVED. APPLICANT MAKES NO GUARANTEE THAT THE TREES WILL BE SAVED.

LANDSCAPE PLAN
KINNEY TRACT

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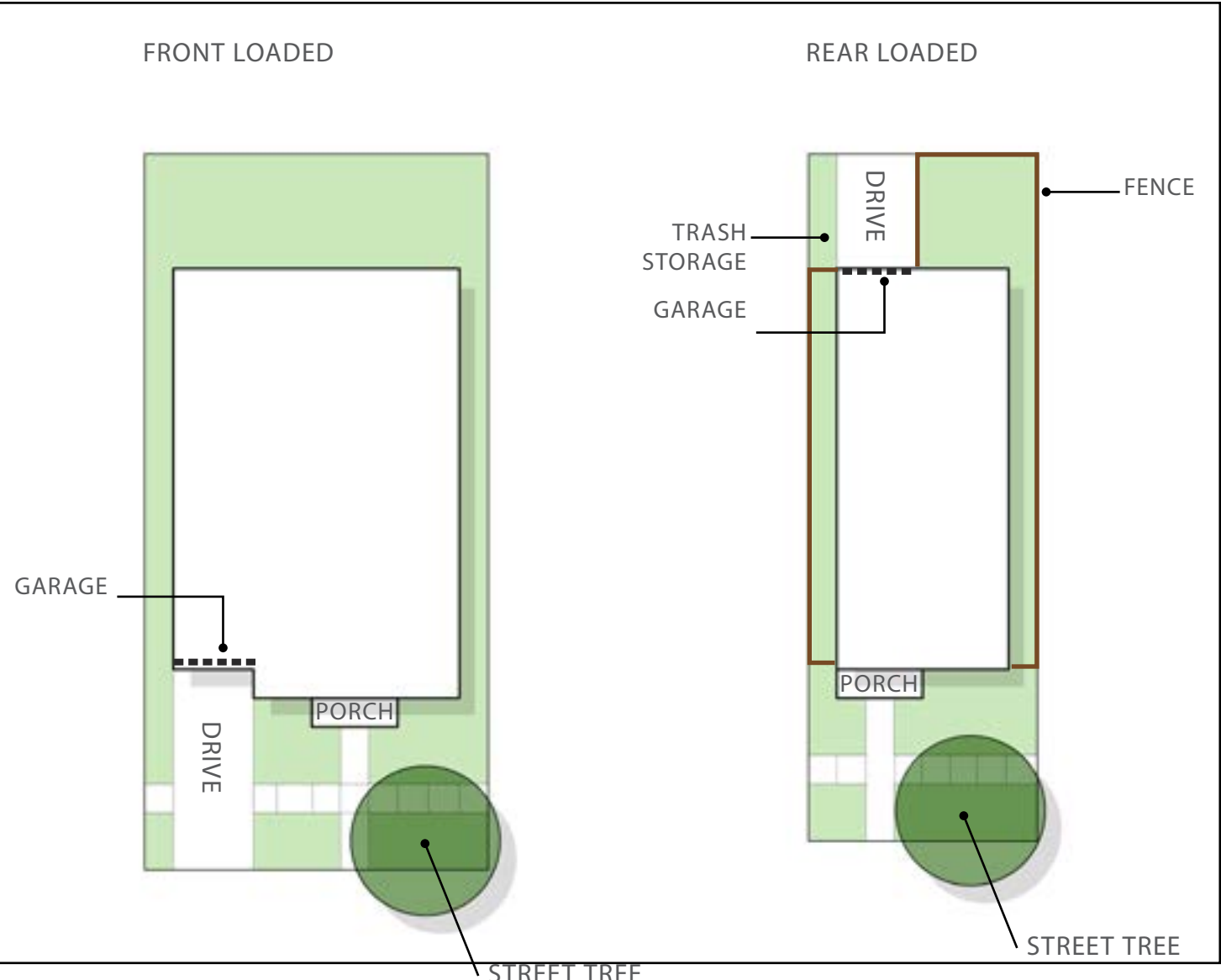




VICINITY MAP

N.T.S.

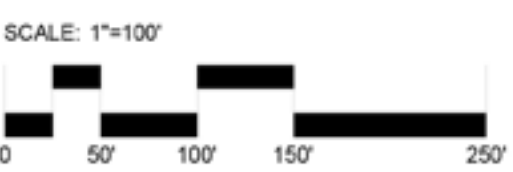
- NOTES:
- (1) A MANDATORY HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR THE MAINTENANCE OF LOTS OWNED BY THE (HOA). PAVILION, PLAY AREA EQUIPMENT NOT LOCATED WITHIN A PUBLIC PARK, TRIALS, ENTRYWAY FEATURES, SCREENING WALLS AND FENCES, MASTER DEVELOPER PROVIDED CANOPY TREES, LANDSCAPING AT THE ENTRYWAY AND ON HOA LOTS.
 - (2) THE HOME OWNERS ASSOCIATION DOCUMENTS SHALL BE FILED IN ACCORDANCE WITH THE CITY OF MANSFIELD POLICIES. THE DOCUMENTS SHALL BE FILED WITH THE FINAL PLAT IN TARRANT COUNTY.
 - (3) THE DESIGN AND CONSTRUCTION OF THE PUBLIC INFRASTRUCTURE AND UTILITIES SHALL BE IN ACCORDANCE WITH THE CITY OF MANSFIELD DESIGN STANDARDS IN EFFECT AT THE TIME OF PERMITTING.

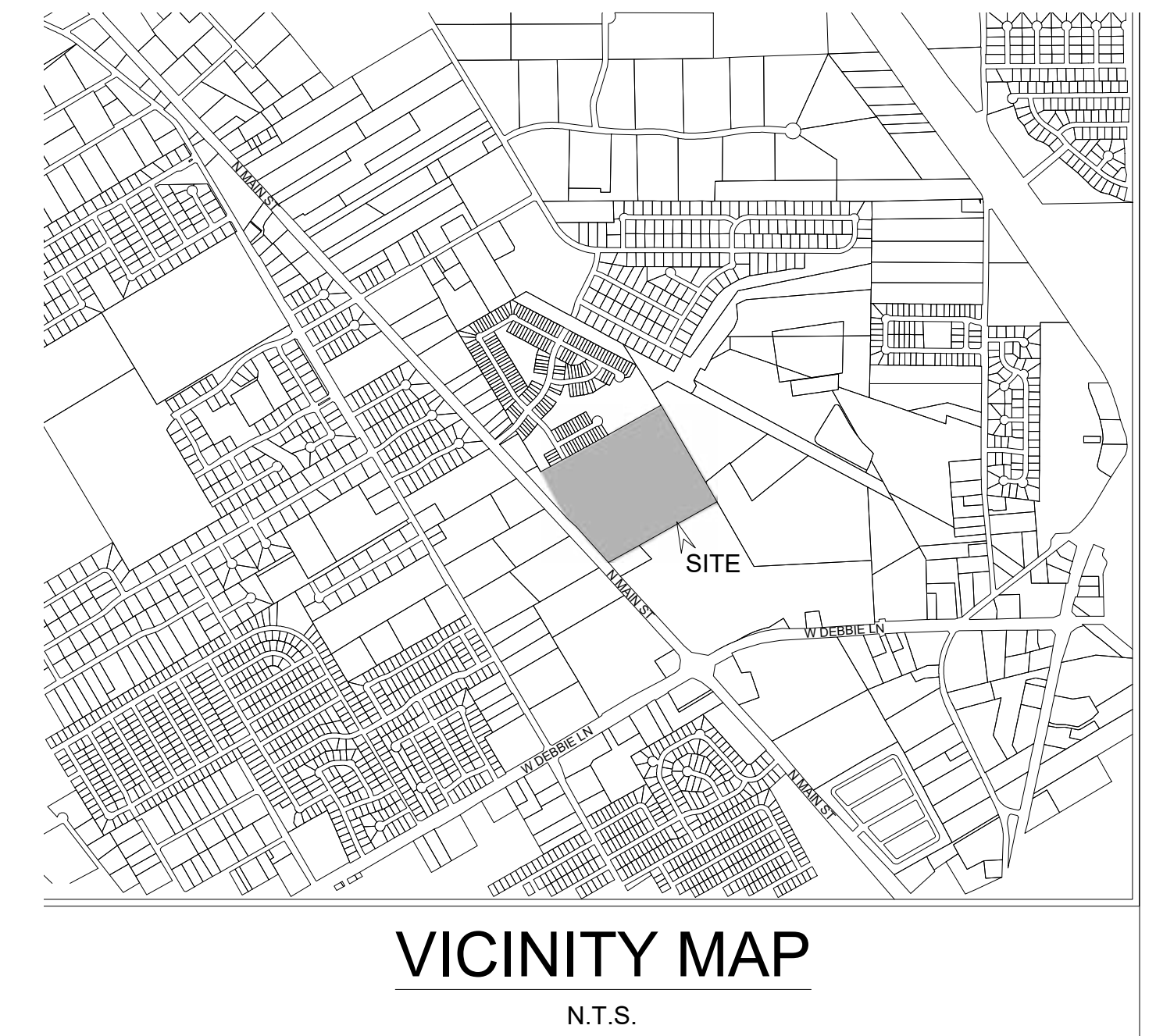


LANDSCAPE PLAN
KINNEY TRACT

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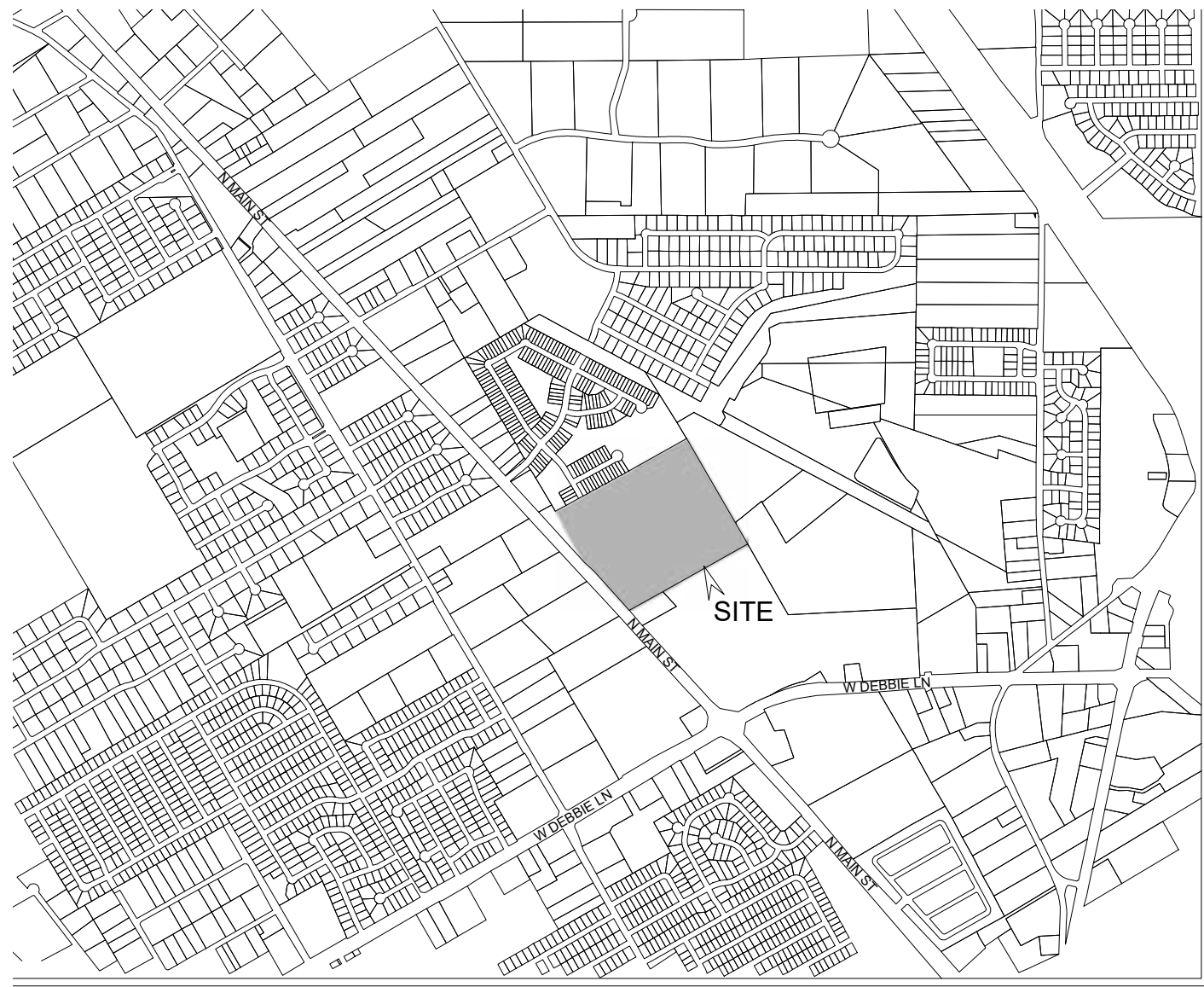




OPEN SPACE AREA PROGRAMMING (D-3)	
AMENITY	MINIMUM SQUARE FOOTAGE (SQ. FT.)
PAVILION	50
PLAZA	80
PLAYGROUND	100
LAWN	1000
MOUND	200
ENHANCED PLANTING	80
SIDEWALK	160

LANDSCAPE PLAN
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VICINITY MAP

N.T.S.

OPEN SPACE AREA PROGRAMMING (D-4)

AMENITY	MINIMUM SQUARE FOOTAGE (SQ. FT.)
SHADE SHAIRLS	60
PLAZA	85
LAWN	280
MOUND	195
COMMUNITY GARDEN	60
ENHANCED PLANTING	40
DECOMPOSED GRANITE TRAIL	75

LANDSCAPE PLAN
KINNEY TRACT

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VICINITY MAP
N.T.S.

LOT DESCRIPTION	ARCHITECTURAL TREATMENT
DETAIL 'A' - 6' MASONRY WALL WITH STONE COLUMN OR 6' BOARD ON BOARD FENCING WITH MASONRY COLUMNS IN AREAS NOT VISIBLE FROM N MAIN STREET	
DETAIL 'B' - 6' WOOD FENCE WITH STONE COLUMN	

LANDSCAPE PLAN
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