

EXHIBIT B FOR ZC#-22-019

ALEXANDER PD, PLANNED DEVELOPMENT DISTRICT REGULATIONS

PURPOSE AND INTENT:

The purpose and the intent of this Alexander Planned Development District (this “PD, PLANNED DEVELOPMENT DISTRICT”), is to provide a distinct set of regulations that will produce a new community with housing for a variety of ages and incomes in close proximity to employment and retail opportunities on two (2) tracts of land in adjacency to the Shops at Broad. These regulations will also allow room for exploration and experimentation in architecture and urban design to create individual designs that positively contribute a harmonious whole.

APPLICABILITY:

- A. All proposed development shall be in accordance with the provisions of this PD, Planned Development District, and development plans recorded hereunder, if any, shall be binding upon the applicant thereof, his and all successors and assigns, and shall limit and control all applications for building permits.
- B. The provisions of Chapter 155 of the Mansfield Code of Ordinances (Zoning Ordinance) shall continue to be applicable to all issues not covered by the regulations found in this PD, Planned Development District.
- C. In the event of a conflict between these PD, Planned Development District standards and the Zoning Ordinance, as amended, the standards that are set forth herein shall prevail.

- D. In the event of a conflict between these PD, Planned Development District standards and the standards that are specified elsewhere in text and tables, the standards that are set forth herein shall prevail.
- E. In the event of a conflict between these PD, Planned Development District standards and any other codes, ordinances, regulations, or standards as adopted by the City of Mansfield, Texas, the standards that are set forth herein shall prevail.

DESCRIPTIONS OF DEVELOPMENT TRACTS:

Development pursuant to the provisions of this PD, Planned Development District, is regulated in accordance with the intensity of the residential uses permitted, according to the following two (2) development tracts:

- A. DEVELOPMENT TRACT NO. 1 (TRACT 1) — Tract 1 is intended to be developed for medium intensity attached housing on approximately 2.0 acres of land.
- B. DEVELOPMENT TRACT NO. 2 (TRACT 2) — Tract 2 is intended to be developed for high intensity multi-family housing on approximately 7.7 acres of land.

DEVELOPMENT PLAN:

For the purpose of this PD, Planned Development District, a site plan and illustrative renderings of the dwelling unit types are attached hereto, respectively, as “EXHIBIT B-1” (collectively the “DEVELOPMENT PLAN”) to achieve the following:

- A. To establish all required setbacks and buffers for the property in the locations identified on the Development Plan;

- B. To identify and establish tracts of land; AND
- C. To set forth a general plan of development in Tract 1 and in Tract 2 as identified under this PD, Planned Development District.

PHASING:

No more than 191 of the 388 total multi-family dwelling units permitted to be constructed on Tract 2 shall be leased or occupied prior to the construction and final inspection of at least 50 percent of the brownstones to be constructed on Tract 1 in accordance with the site plan subject to review and approval by the Director of Planning. However, a certificate of occupancy may be issued for all 388 multi-family dwelling units in accordance with all building codes, ordinances, and regulations of the City.

DEFINITIONS:

The following provides definitions for terms used in this PD, Planned Development District, that are technical in nature or otherwise may not reflect a common usage of the term. Where terms are not defined in this PD, Planned Development District, and are defined in Section 155.012 of the Mansfield Code of Ordinances, such terms shall have the meanings ascribed to them as found in that Section. Where terms are not defined in this PD, Planned Development District or in Section 155.012 of the Mansfield Code of Ordinances, such terms shall have ordinarily accepted meanings such as the context applies.

ANCILLARY ROOF: A secondary structure attached to the principal structure, typically in the form of a one-story structure attached to a two-story structure.

ARCH: A curved symmetrical structure spanning an opening and typically supporting the weight of a bridge, roof, or wall above it.

ATTIC: The interior part of a building contained within a pitched roof structure.

AWNING: A fixed or movable shading structure, and cantilevered or otherwise entirely supported from a building, used to protect outdoor spaces from sun, rain, and other natural conditions.

BROWNSTONE: A single-family dwelling that shares a party wall with another of the same type and it occupies the full width of the front lot line (SYNONYM: SINGLE-FAMILY ATTACHED).

BUILDING ELEVATION: An exterior wall of a building.

BUILDING FRONTAGE: The area between a building elevation and the public right-of-way, it is inclusive of its built and planted components.

BUILDING HEIGHT: The vertical extent of a building measured in stories.

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

DOORYARD FRONTAGE: A building frontage type with a shallow setback and a front garden or a patio, usually with a low wall or hedge at the lot line (VARIANT: LIGHTWELL, LIGHT COURT).

GLAZING: The portion of a building elevation that is comprised of transparent glass, and that is usually set in doors and windows.

LOT: A parcel of land accommodating a building or buildings under single ownership.

LOT COVERAGE: The percentage of any lot that may be covered by buildings and other roofed structures.

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

PIER: A solid support that is designed to sustain vertical pressure.

PORCH: An open-air room appended to a building, with floor and roof, but no walls on at least two (2) sides.

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

REAR ALLEY: a private right-of-way, or access easement, designated to be a secondary means of vehicular access to the rear or to the side of lots; a rear alley may connect to a vehicular driveway located to the rear of lots providing access to accessory buildings, service areas, and parking, and may contain utility easements.

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

STORY: A habitable level within a building, excluding an attic or a raised basement.

GENERAL SITE AND BUILDING STANDARDS FOR ALL TRACTS:

The site and building standards provided below shall be specific to all construction on Tract 1 and on Tract 2.

A. CONSIDERATIONS FOR UTILITIES.

1. Utilities shall be placed underground.
2. Utility services may require easements at the front, side, or rear lot lines for meters, pedestals, and other equipment requirements.

B. CONSIDERATIONS FOR LANDSCAPING.

1. All landscaping plans shall require approval by the Director of Planning.
2. All site designs in Tract 1 shall minimize grading.

3. All topographic transitions between improvements and existing grades or between lots shall appear to be natural slopes or to be garden terraces. In the event natural slopes or garden terraces are not possible, retaining walls may be used, subject to review and approval by the Director of Planning.
4. All removal of trees larger than six (6) inches caliper shall require approval by the Director of Planning.

C. CONSIDERATIONS FOR LIGHTING.

1. Exterior light fixtures shall be compatible with the architectural style of the building to which they are attached.
 - a. Uplighting, floodlighting, and wall washing lighting shall be prohibited on Tract 1.
2. Garage doors opening onto a rear alley shall provide a light fixture with a photocell that lights from dusk to dawn.

SITE AND BUILDING STANDARDS SPECIFIC TO TRACT 1 (BROWNSTONES):

The site and building standards provided below shall be specific to construction on Tract 1. Tract 1 is intended to allow only for brownstones situated on individually platted lots.

A. PERMITTED USES.

1. The uses permitted for lots in Tract 1 shall be expressly limited to the following:
 - a. Brownstone.
 - b. All accessory uses which are permitted by-right within the 2F, Two Family Residential District as depicted in the “PERMITTED USE TABLE” in Section 155.054 of the Mansfield Code of Ordinances.

B. LOT ORIENTATION.

1. All lots shall front on a street or a civic space.
2. All lots shall be accessed from a rear alley.

C. LOT SIZE AND LOT OCCUPATION.

1. The minimum lot size shall be a minimum of 1,200 square feet.
 - a. The minimum lot width shall be 22 feet.
 - b. The minimum lot depth shall be 55 feet.
 - c. The minimum lot frontage shall be 22 feet.
2. The maximum lot coverage for all principal buildings and their accessory buildings shall not exceed 70 percent.
3. The minimum habitable area for a principal building shall be 1,500 square feet of enclosed space, not including garages, patios, and porches.

D. BUILDING SETBACKS.

1. General:
 - a. Only one (1) principal dwelling unit may be built on each lot in Tract 1.
2. Principal Buildings:
 - a. Minimum front yard — 5 feet.
 - b. Minimum side yard — 0 feet.
 - c. Minimum rear yard — 5 feet.
3. Accessory buildings.
 - a. Applicable regulations and restrictions for accessory building setbacks per Section 155.099 of the Mansfield Code of Ordinances shall apply.

E. BUILDING HEIGHT.

1. General:
 - a. Building height is limited by stories, and is measured from highest adjacent sidewalk grade. Stories shall not exceed more than 14 feet in height.
 - b. Building height shall be measured from finished floor to finished ceiling.
 - c. Below grade stories do not count towards height calculations, provided they do not extend more than four (4) feet above the sidewalk grade.
 - d. Chimneys, cupulas, antennae, vents, elevator bulkheads, stair housing, and other uninhabited elements do not count towards building height.
2. Principal buildings:
 - a. Principal buildings shall have a minimum height of two (2) stories and be limited to a maximum height of three (3) stories.
 - b. Principal buildings shall have a minimum ceiling height of ten (10) feet at the first story.
3. Accessory buildings:
 - a. Accessory buildings shall be limited to a maximum height of two (2) stories.

F. BUILDING FRONTAGES.

1. General:
 - a. Lots fronting on two (2) or more streets or civic spaces shall have building frontages along each street or civic space.
 - b. Balconies, bay windows, and such are permitted to encroach into the front setback up to 100 percent of its depth.
 - c. In order to encourage diversity in design, building frontages shall vary from lot to lot.

- d. All brownstones shall provide a dooryard frontage or a stoop frontage.
2. Dooryard frontages:
- a. Dooryards may be raised a minimum of two (2) feet from average sidewalk grade at the frontage.
 - b. Fences or walls shall be provided as a part of the dooryard.
 - c. All dooryards shall be no less than five (5) feet deep.
 - d. All dooryard fences and walls shall be four (4) feet in height.
 - e. All dooryards shall be bound by fences or walls on three (3) sides.
 - i. An evergreen hedge may replace a fence or wall.
 - f. Dooryards may be paved in brick, cobble, or stone.
3. Stoop frontages:
- a. All stoops shall be no less than five (5) feet in depth.
 - b. All stoops shall be between four (4) and six (6) feet in width.
 - c. All stoops shall be covered by a pitched roof structure.
 - d. Stoops may encroach into the front setback up to 100 percent of its depth.
 - e. Stoops may be recessed into the main volume of the brownstone where front setbacks are less than five (5) feet.

G. PARKING REQUIREMENTS.

- 1. A minimum of two (2) parking spaces shall be provided for each principal dwelling unit and located within a garage.
- 2. Required parking shall be accessed from a rear alley and the required parking shall be oriented to the rear of the lot.

3. All garages shall be configured in one (1) of the following orientations, as generally described below:
 - a. Rear-entry, within the principal dwelling unit volume:
 - i. The garage shall be set toward the rear of the principal dwelling unit volume.

H. ARCHITECTURE.

1. General.

- a. Dwelling units shall include special details to enhance the distinctiveness of each unit. This may include changes in color, material, height, entry portico, stoops, railings, et cetera.
- b. There shall be no more than five (5) principal dwelling units attached under the same roof.

2. Walls.

- a. No more than two (2) building wall materials shall be used on the exterior of a brownstone, excluding bay windows, patios, porches, exterior shutters, trim, and such.
- b. Building walls shall be finished in brick or stone. Cementitious fiber board, stucco, and wood can only be used as an accent material and where used on a single building, shall not exceed 20 percent of the total building wall area, with each building elevation being calculated independently.
 - i. All stucco shall be masonry.
 - ii. All stucco shall have a smooth sand finish.
 - iii. All exposed exterior wood shall be painted or stained.

- iv. Exterior insulation and finish systems (E.I.F.S.) are prohibited.
 - c. The heavier of the building wall materials shall be located below the lighter (e.g., stone below brick; brick below stucco; and stucco below cementitious fiber board and wood). The material transition shall run horizontally across the entire length of the building elevation.
 - d. Arches and piers shall match the primary materials and the primary colors of the building walls.
 - i. All arches and piers shall be no less than 12 inches by 12 inches.
 - e. Columns shall be made of concrete or stone.
 - i. All columns shall be no less than 12 inches by 12 inches.
 - f. Posts shall be made of wood or a synthetic material that has the appearance of wood.
 - i. All posts shall be no less than six (6) inches by six (6) inches.
 - g. All columns, piers, and posts shall be appropriately spaced in order to form square or vertically proportioned bays.
- 3. Roofs.
 - a. Principal roofs, where sloped, shall be symmetrical gable or hip and angled no less than 6:12. Sloped roofs shall only be clad in asphalt shingle, slate, or terra cotta tile. Sloped roof cladding may include metal, provided that it complements an architectural style and that it minimizes glare.
 - b. Principal roofs, where low-slope (i.e., flat), shall be surrounded on all sides by a horizontal parapet wall no less than three-and-a-half (3.5) feet in height where the roof deck meets the parapet wall.

c. Ancillary roofs may be sheds angled no less than 3:12.

4. Openings.

a. Principal dwelling units shall have a limit for door and window openings in building elevations that are set along a street or a civic space. No less than 15 percent and no more than 40 percent of the total building wall area shall be used for door and window openings.

i. All windows openings shall be vertically proportioned, and shall be rectangular in shape where visible from streets and civic spaces.

ii. All windows shall use vertically proportioned panes, excluding any transom windows above door openings visible from streets and civic spaces.

b. Door and window openings shall reveal their thickness within the building wall, and where appropriate to the building material that is used. Doors and windows in building walls made of brick, stone, and stucco shall be recessed a minimum of three (3) inches in depth.

c. Door and window header heights shall be consistent on building elevations fronting a street or a civic space.

d. Door and window openings in building elevations that are set along a street or a civic space shall be evenly spaced to create a harmonious composition.

e. Garage doors shall be made of wood or composite wood and may have glass or framed panels.

5. Attachments.

a. Chimneys, where visible, shall be clad in brick, stone, or stucco.

- i. All chimneys shall extend to the ground and shall have a projecting cap on top.
- b. All flooring at stoops (e.g., the exterior stair and the landing) shall be made of brick, concrete, or stone to match the building wall finish.
- c. All flooring at balconies and at porches shall be made of brick, concrete, or stone.
- d. Any part of a balcony projecting beyond a building wall shall be structurally supported by concrete beams or profiled sills or wood beams or brackets of appropriate scale.

I. STREETScape STANDARDS.

1. Private streets shall be paved in concrete, and they may be paved in other surface materials including asphalt, brick, cobble, or stone subject to review and approval by the Director of Planning.
2. Private streets shall have street trees planted on center, every 30 feet.
3. The minimum sidewalk width shall be five (5) feet.
4. The minimum parkway width shall be four (4) feet.
5. Rear Alleys:
 - a. The minimum width of the access easement for an alley shall be 20 feet and shall have a minimum pavement width of 14 feet.

J. SITE PLAN.

1. Tract 1 shall require a site plan subject to review and approval by the Director of Planning. Such site plan shall be reviewed and approved prior to platting and the issuance of any building permit. The site plan shall be prepared and submitted to

demonstrate compliance with all the provisions for Tract 1 and all other applicable provisions of this PD, Planned Development District and the Mansfield Code of Ordinances. In addition, no application for a building permit for multi-family dwelling units on Tract 2 may be made prior to review and approval of the required site plan for Tract 1. The decision of the Director of Planning regarding the required site plan may be directly appealed to the City Manager or his / her designee.

SITE AND BUILDING STANDARDS SPECIFIC TO TRACT 2 (MULTI-FAMILY RESIDENTIAL BUILDING):

The site and building standards provided below shall be specific to construction on Tract 2. Tract 2 is intended to provide standards for a multi-family residential building.

A. PERMITTED USES.

1. The uses permitted for lots in Tract 2 shall be expressly limited to the following:
 - a. Multi-family residential building.
 - b. Parking structure (attached to the multi-family residential building).
 - c. All accessory uses which are permitted by-right within the MF-2, Multi-Family Residential District as depicted in the “PERMITTED USE TABLE” in Section 155.054 of the Mansfield Code of Ordinances.

B. ADDITIONAL USE RESTRICTIONS.

1. A minimum of one (1) bedroom shall be provided for no less than 65 percent of the total number of multi-family dwelling units to be constructed.

2. No more than five (5) percent of the total number of multi-family dwelling units to be constructed shall provide three (3) or more bedrooms.

C. DENSITY.

1. The total number of multi-family dwelling units that may be constructed is limited to 388.

D. LOT SIZE AND LOT OCCUPATION.

1. Lot size and lot occupation shall be as per the approved Development Plan.

E. BUILDING SETBACKS.

1. Building setbacks shall be as per the approved Development Plan.

F. BUILDING HEIGHT.

1. General:

- a. Building height is limited by stories, and is measured from highest adjacent sidewalk grade. Stories shall not exceed more than 14 feet in height.
- b. Building height shall be measured from finished floor to finished ceiling.
- c. Below grade stories do not count towards height calculations, provided they do not extend more than 4 feet above the sidewalk grade.
- d. Chimneys, cupolas, antennae, vents, elevator bulkheads, stair housing, and other uninhabited elements do not count towards building height.

2. Principal buildings:

- a. Principal buildings shall be limited to a maximum height of four (4) stories for principal buildings.
- b. Principal buildings shall have a minimum ceiling height of ten (10) feet at the first story.

3. Parking Structure:
 - a. A parking structure that is attached to the multi-family residential building is required. The height of the parking structure attached to the multi-family residential building shall not exceed five (5) stories.
4. Accessory buildings:
 - a. Accessory buildings shall be limited to a maximum height of one (1) story.

G. BUILDING FRONTAGES.

1. General:
 - a. Balconies, bay windows, and such are permitted to encroach into the front setback up to 100 percent of its depth.
 - b. All ground floor multi-family dwelling units fronting the 12-foot wide park trail as depicted on the Development Plan shall have a dooryard frontage or a stoop frontage.
 - c. The entrance (i.e., door) into a dooryard frontage or a stoop frontage must open directly into the living area of a ground-floor multi-family dwelling unit and not into a bedroom.
2. Dooryard frontages:
 - a. Dooryards may be raised a minimum of two (2) feet from average sidewalk grade at the frontage.
 - b. Fences or walls shall be provided as a part of the dooryard.
 - c. All dooryards shall be no less than five (5) feet deep.
 - d. All dooryard fences and walls shall be four (4) feet in height.
 - e. All dooryards shall be bound by fences or walls on three (3) sides.

to, the use of glazing patterns, distinguished entries, building signage, and lighting.

2. Exterior finish material:

- a. Building walls shall be finished in the materials specified in “EXHIBIT C”.
 - i. All stucco shall be masonry.
 - ii. All stucco shall have a smooth sand finish.
 - iii. All exposed exterior wood shall be painted or stained.
 - iv. Exterior insulation and finish systems (E.I.F.S.) are prohibited.
- b. Arches and piers shall match the primary materials and the primary colors of the building walls.
 - i. All arches and piers shall be no less than 12 inches by 12 inches.
- c. Columns shall be made of concrete or stone.
 - i. All columns shall be no less than 12 inches by 12 inches.
- d. Posts shall be made of wood or a synthetic material that has the appearance of wood.
 - i. All posts shall be no less than six (6) inches by six (6) inches.
- e. All columns, piers, and posts shall be appropriately spaced in order to form square or vertically proportioned bays.

3. Roofs:

- a. Principal roofs, where sloped, shall be symmetrical gable or hip and angled no less than 6:12. Sloped roofs shall only be clad in asphalt shingle, slate, or terra cotta tile. Sloped roof cladding may include metal, provided that it complements an architectural style and that it minimizes glare.

- b. Principal roofs, where low-slope (i.e., flat), shall be surrounded on all sides by a horizontal parapet wall no less than three-and-a-half (3.5) feet in height where the roof deck meets the parapet wall.
 - c. Ancillary roofs may be sheds angled no less than 3:12.
4. Openings:
- a. All door and window openings shall be vertically proportioned and shall be rectangular in shape.
 - i. All windows shall use vertically proportioned panes, excluding any transom windows above door openings visible from streets and civic spaces.
 - b. Door and window openings shall reveal their thickness within the building wall, and where appropriate to the building material that is used. Doors and windows in building walls made of brick, stone, and stucco shall be recessed a minimum of three (3) inches in depth.
 - c. Door and window header heights shall be consistent on building elevations that are set along a street or a civic space.
 - d. Door and window openings in building elevations that are set along a street or a civic space shall be evenly spaced to create a harmonious composition.
 - e. Tinted (greater than ten percent), mirrored, reflective, or colored glass shall not be used on any doors or windows.
5. Attachments:
- a. All flooring at stoops (e.g., the exterior stair and the landing) shall be made of brick, concrete, or stone to match the building wall finish.

- b. All flooring at balconies and at porches shall be made of brick, concrete, or stone.
- c. Any part of a balcony projecting beyond a building wall shall be structurally supported by concrete beams or profiled sills or wood beams or brackets of appropriate scale.

MISCELLANEOUS STANDARDS:

A. LOADING DOCKS AND SERVICE AREAS.

- 1. Loading docks and service areas shall be located away from thoroughfares and shall be visually screened from adjoining properties to the satisfaction of the Director of Planning.

B. BUILDING MECHANICAL AND ROOFTOP MECHANICAL EQUIPMENT.

- 1. Building mechanical equipment including, but not limited to, electric meters, gas meters, water meters, and transformers and refuse storage shall be visually screened.
- 2. Rooftop mechanical equipment shall be visually screened from all sides by parapet walls or opaque screening enclosures both of which shall be a minimum of twelve (12) inches greater in height than the equipment.

C. COLLECTION RECEPTACLES.

- 1. All collection receptacles shall be visually screened on all sides by a solid, opaque wall a minimum of six feet in height, and constructed of a material matching the nearest building wall to the satisfaction of the Director of Planning. All access doors

into the collection receptacle shall be made of opaque metal matching the height of the solid walls.

D. MANDATORY PROPERTY OWNERS' ASSOCIATION.

1. Tract 1. A mandatory property owners' association shall be recorded in the public records of Tarrant County, Texas, and shall be binding upon all purchasers of land within Tract 1. The mandatory property owners' association shall be responsible for the maintenance of all on-site parking, lighting, landscape, irrigation, fences, walls, gates (non-vehicular), access control systems, storm water quality and detention systems, private streets, and civic space and amenities.