

G. SOUTH POINTE EXPANSION SUB-DISTRICT

1.1 Regulation of Sub-District – South Pointe is a master planned community in the southern portion of The Reserve. As there has been a Planned Development District approved by City Ordinance No. 1518, all applicable regulations contained within the South Pointe Planned Development District Standards for Residential Villages shall apply to properties in the South Pointe Expansion Sub-District, including but not limited to, the following:

- Residential Product Types
- Permitted Uses
- Bulk Standards
- General Urban Design Standards
- Distribution of Open Space (at a rate of 1.33 acres for each one hundred (100) dwelling units)
- Street Types
- Landscaping and Screening
- Fences
- Buffering

1.2 Approval of Development – Properties in the South Pointe Expansion Sub-District shall not be part of or included in the South Pointe Covenants, Conditions and Restrictions and shall not be subject to the review of the South Pointe Architectural Review Committee. Approval of development in the South Pointe Expansion Sub-District shall comply with the same development approval process established for The Reserve Planned Development Sub-Districts.

1.3 Required Documents for Development – Prior to development in the South Pointe Expansion Sub-District, the developer shall provide the following documents as part of the development approval process:

- Village Plan
- Circulation Plan
- Open Space Plan
- Phasing Plan

1.4 Maximum Gross Density – The maximum gross density in the South Pointe Expansion Sub-District shall be four (4) dwelling units per acre.

1.5 Public Utilities – All public utilities in South Pointe Expansion must be installed in accordance with the City of Mansfield Zoning and Subdivision Ordinances, and any future amendment thereof.