# EXHIBIT B VICINITY MAP



**DEVELOPMENT STANDARDS** 

Subject Property: 1089 Matlock Road; consisting of 0.608 total acres with 0.032 acres to the City of Mansfield, resulting in 0.576 net acres.

Based Zoning District: OP--Professional Office Park, Professional Business Office

#### DEVIATIONS FROM BASED ZONING DISTRICT

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Section	Requirement	Provided
4600.A.1	Min. Masonry = 70%	Cementitious fiber boards are to remain existing since no exterior modifications are to be made.
7300.O.7	Min. side Landscape buffer yard of 10'	Min. side Landscape buffer yard of 10' on South property line; min. side buffer yard of 9' on North property line.
7300.P.3	Min. Landscape setback of 20' along Front property line/R.O.W.	Min. Landscape setback of 15' along Front property line/R.O.W.

# PLANNED DEVELOPMENT REGULATIONS Building Requirements:

• No expansion will be made to the existing building--ADA/TAS handicap accessible ramp will be constructed on the south side of the existing building.

#### Parking Requirements:

 Minimum floor area ratio parking and handicap ratio parking will be provided as shown in Exhibit B.

#### **Landscaping & Screening Requirements:**

Landscaping & screening will be provided as shown in Exhibit E.

#### Sign Standards:

 One freestanding Directory Sign, one Name Plate Sign listing occupants or tenants in the building shall be permitted, subject to compliance with Section 7100, Sign Standards of the Zoning Ordinance, as shown in Exhibit B.

#### **Lighting**

 All lighting shall be shielded or pointed away from the abutting residential properties as described in Section 7400, Residential Proximity Standards.

#### Open Storage or Display:

There shall be no open storage or display of merchandise or materials.

### Compliance with OP Zoning Regulations:

• The proposed development will be in complete accordance with the approved Planned Development District and that all Development Plans recorded hereunder shall be binding upon the applicant thereof, his successors and assigns, and shall limit and control all building permits.

## DEVELOPMENT PLAN

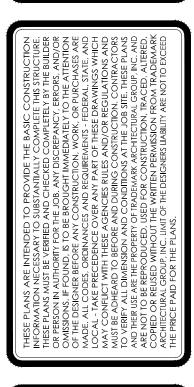
1089 MATLOCK ROAD

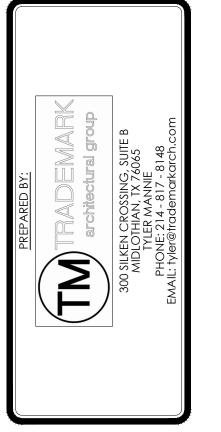
0.608 ACRES out of the William Bratton Survey, Abstract No. 161 City of Mansfield, Tarrant County, Texas

> 1 Lot 08-14-2019

ZC#19-010

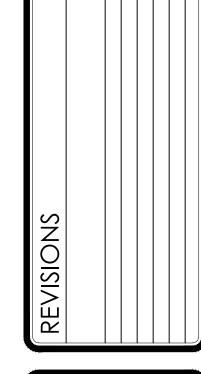






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SHEET EXH-B