

EXHIBIT B.1

ZC#19-019

PLANNED DEVELOPMENT REGULATIONS

1505 Long and Winding Road, 76063

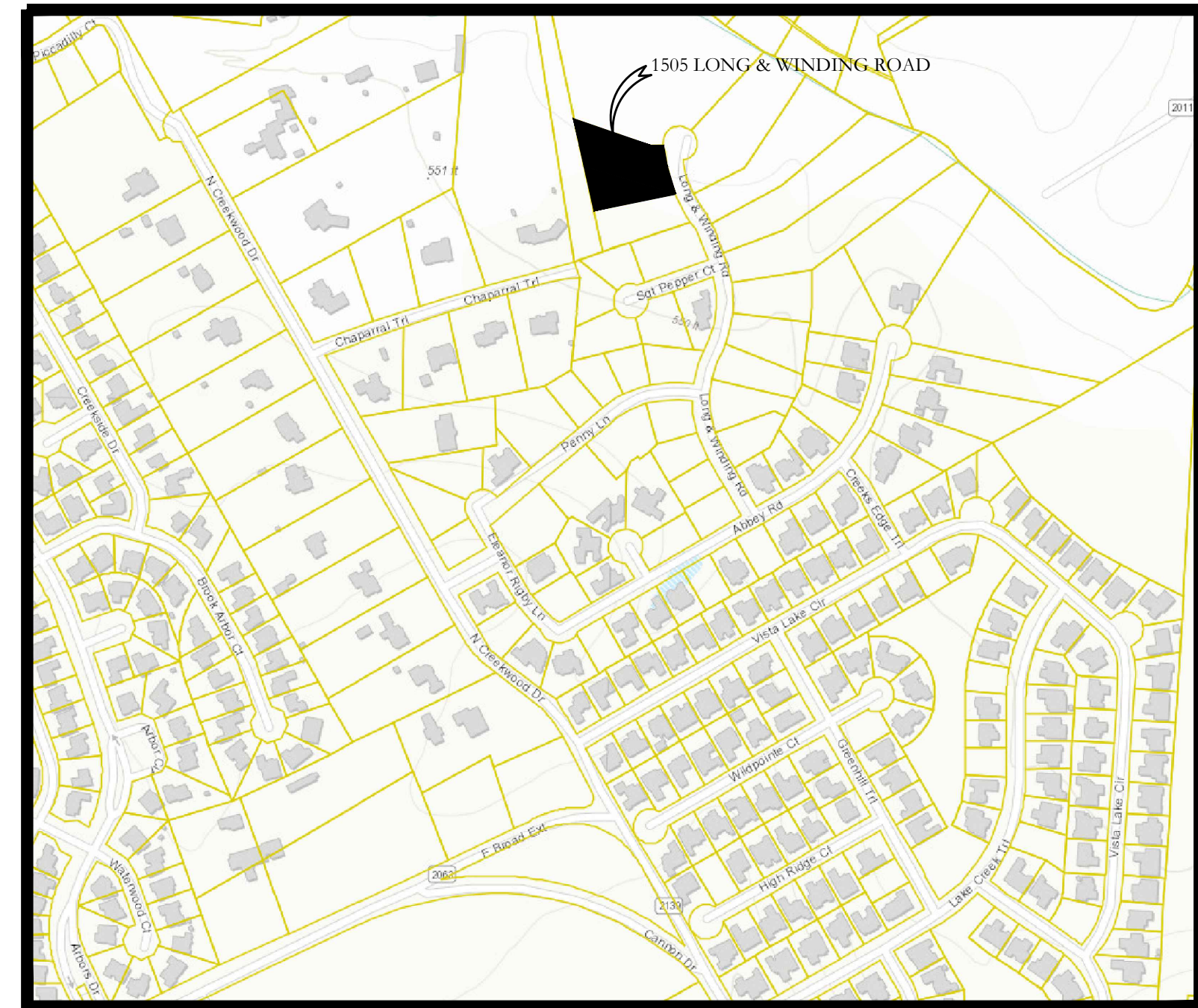
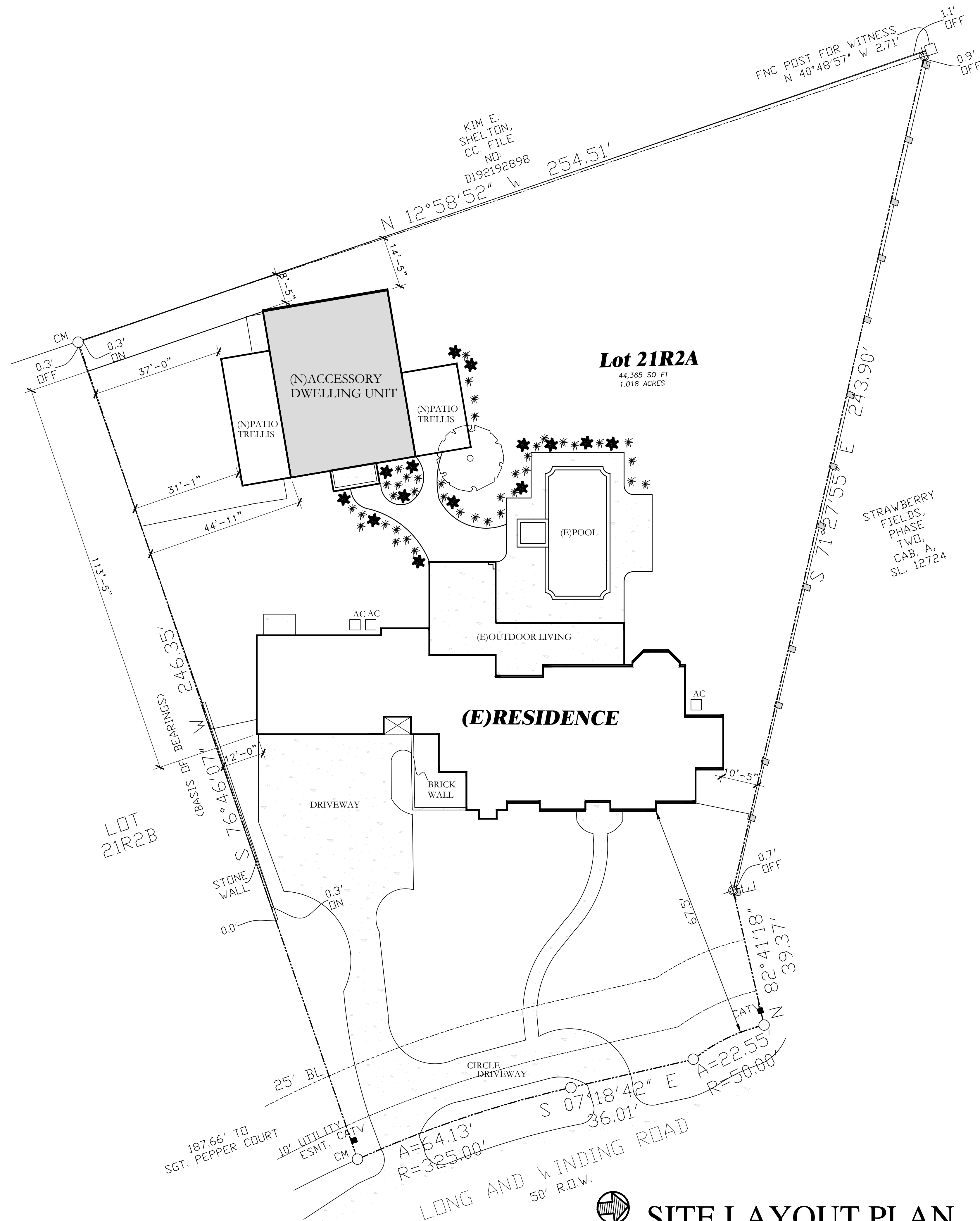
RE: Lot 21R2ZA, Block 3, of Strawberry Fields Addition

Phase Two, and Addition to the city of Mansfield . Tarrant County, Texas according to the replat thereof recorder under Clerk's File No. D211091400, Plat Records, Tarrant County.

- **All regulations applicable to the SF-12/22, Single Family Residential District will apply to the main residence.**
- **The accessory dwelling will comply with the provisions of Section 7800.B.35 of the Zoning Ordinance except for the deviations listed in the table below.**
- **Use of the accessory dwelling is limited to temporary guests and family members for not more than 90 consecutive days.**
- **This accessory dwelling shall not be rented as an apartment or used as a separate domicile.**
- **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.**

EXHIBIT B.2
ZC#19-019
PLANNED DEVELOPMENT REGULATIONS

DEVIATIONS FROM BASE ZONING TABLE		
Ordinance	Requirement	Request
7800.35.A	Secondary Dwelling built at same time	<u>*Request to Renovate Existing Structure for Detached Dwelling.</u> * Dwelling was there before land developed. * Dwelling inspected by structural engineer and in excellent condition.
7800.35.C	1st Floor Living Area Not to exceed 50% of 1 st Floor Living Area of Residence or 1000 sq. ft. sq. ft.	<u>*Request to Utilize Existing Structure For Habitable Dwelling for Guest House.</u> Habitable sq. ft. of Main Residence: 3431 sq. ft. Habitable sq. ft. for Detached Dwelling: 1530 sq. ft. (44.59 % of Main Residence)
7800.35.H	25' Rear Set Back Required	<u>*Request to allow Existing Rear Setback at 8'8".</u> *This structure was there before the development. *The property in rear is large acreage with detached large conditioned structure on adjacent property line. *The Accessory Dwelling cannot be seen from neighbors.
7800.35.J	Match Materials To House; Stucco and composition roofing.	<u>*Request To Utilize Existing Exterior Materials.</u> *Cedar siding on 1 st floor walls/ stucco siding upper walls/ metal roofing. *The charm of the dwelling blends well with the residence and property
- All other ordinances are in compliance <u>The ratio of total area under roof for first floor structures of main residence and secondary dwelling is 16.7 % of total lot area. Total allowable area for structures is 45%.</u>		



VICINITY MAP
SCALE: N.T.S.

SQUARE FOOTAGE
LOT - 44,365 SQUARE FEET
(E) RESIDENCE - 5,667 SQ FT
(N) ADU - 1,728 SQ FT (E) STRUCTURE
TOTAL BUILDING AREA: 7,395
16.7 % OF TOTAL LOT AREA
ALLOWABLE ARE IS 45%

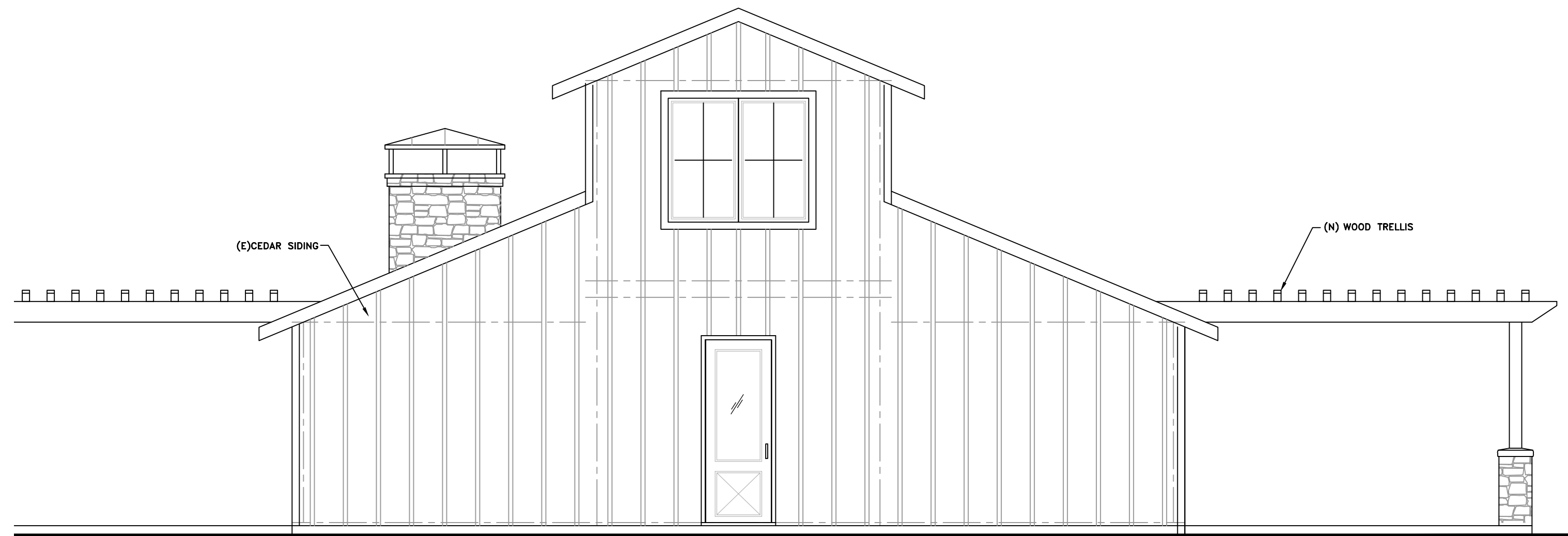
SITE LAYOUT PLAN
SCALE 1/16"=1'-0"

ZC#19-019
DEVELOPMENT PLAN
EXHIBIT C
SITE LAYOUT
1505 Long and Winding Road, 76063
RE: Lot 21R2A, Block 3, of Strawberry Fields Addition
Request Zoning Change from PR-Residential Single Family Dwelling
To PD Residential Single Family with Detached Accessory Dwelling.

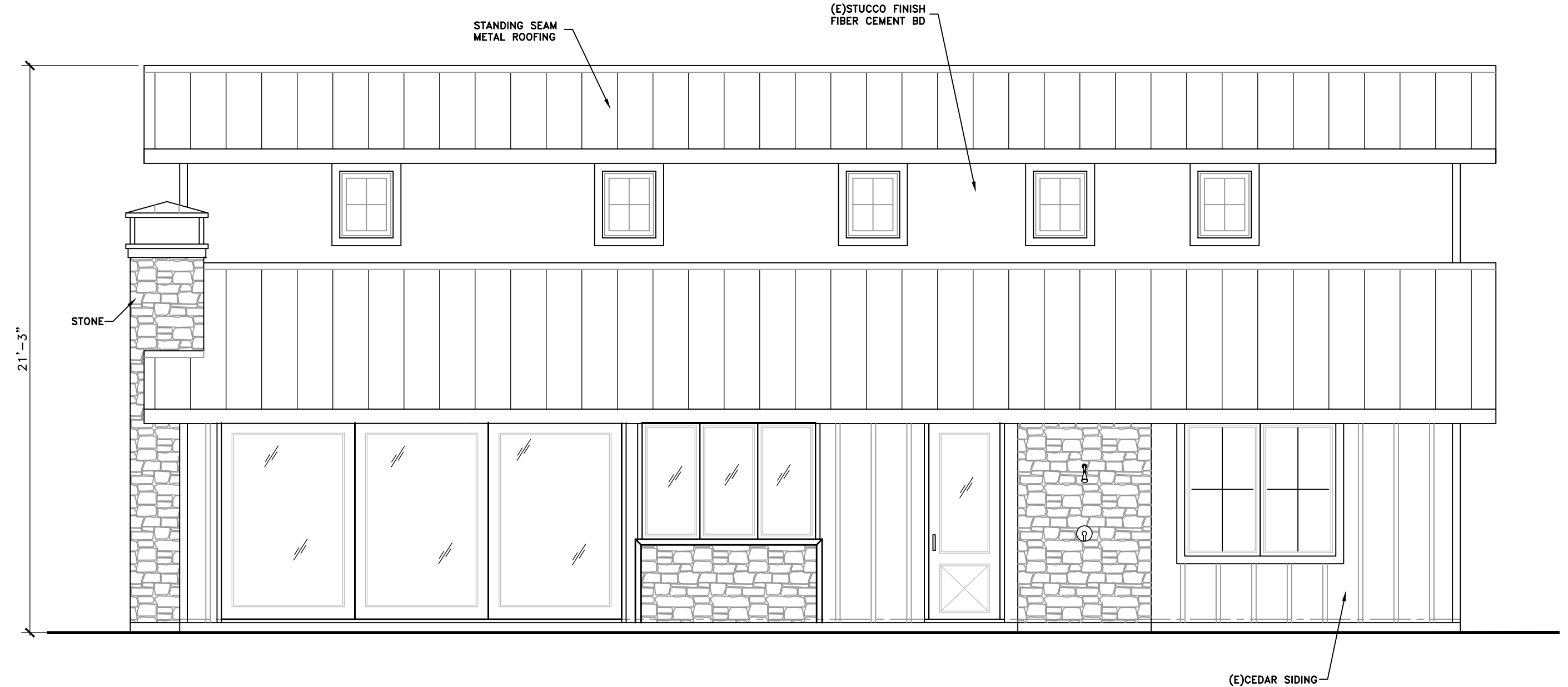
BY	REVISIONS	DATE	PROJECT MANAGER:	DESIGNER:	DESIGN TEAM:	PROJ. MNGR.	APPR.	DESIGN SUP.	APPR.
CLIENT: LOWRY RESIDENCE 1505 LONG & WINDING ROAD MANSFIELD, TX 76063									
fred parker company, inc. Commercial and Residential Building 4313 Frazier Fort Worth, Texas 76115 817-921-0223 www.fparker.com									
DRAWN									
CHECKED									
DATE									
SCALE									
JOB NAME									
SHEET									
C									
1 OF 4 SHEETS									



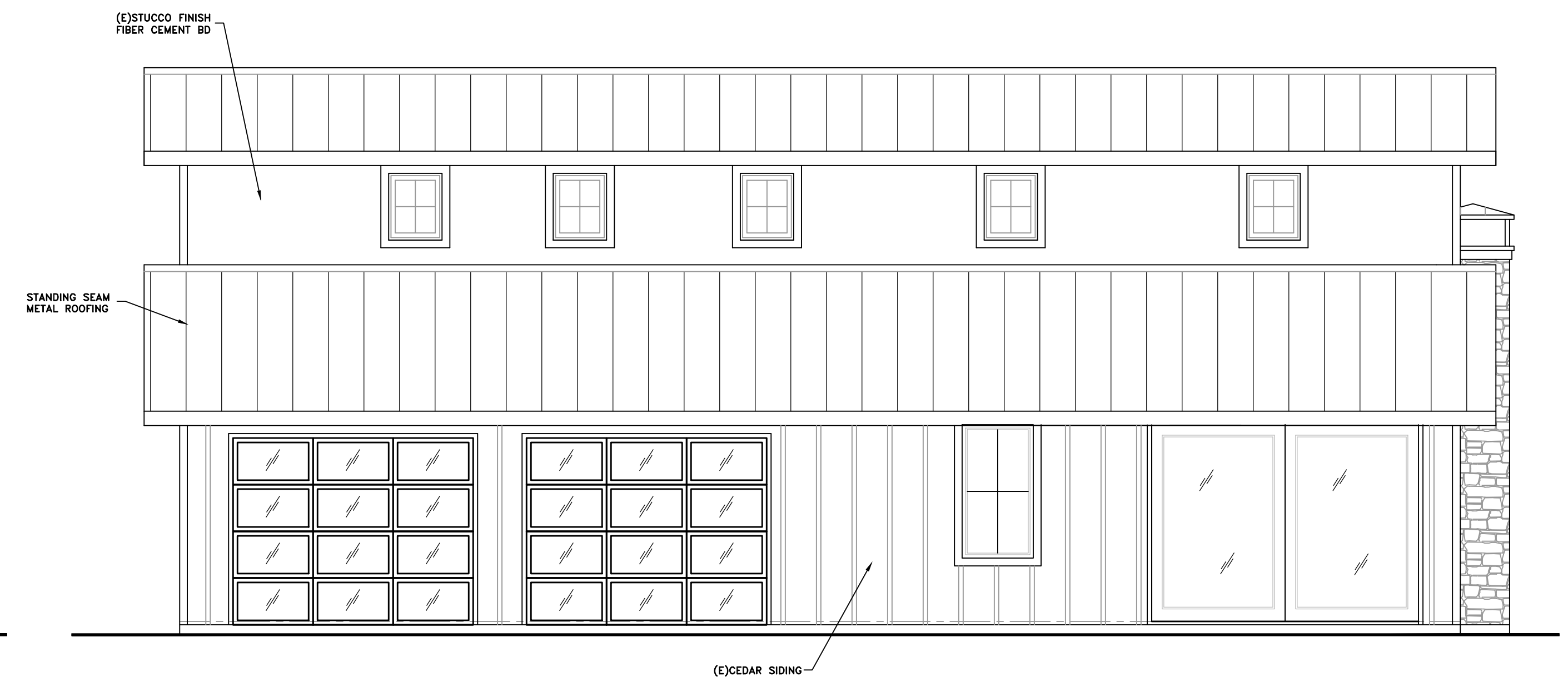
FRONT ELEVATION
1/4"=1'-0"



REAR ELEVATION
1/4"=1'-0"



RIGHT SIDE ELEVATION
1/4"=1'-0"



LEFT SIDE ELEVATION
1/4"=1'-0"

ZC#19-019
DEVELOPMENT PLAN
EXHIBIT D.2
ELEVATIONS
1505 Long and Winding Road, 76063
RE: Lot 21R2ZA, Block 3, of Strawberry Fields Addition
Request Zoning Change from PR-Residential Single Family Dwelling
To PD Residential Single Family with Detached Accessory Dwelling.

BY		REVISIONS			DATE:	PROJECT MANAGER: RON PARKER	DESIGNER: RON PARKER	DESIGN TEAM: RICHARD BERRY, CAROLYN NAJERA	PROJ. MNGR. APPR.	DESIGN SUP. APPR.
CLIENT: LOWRY RESIDENCE 1505 LONG & WINDING ROAD MANSFIELD, TX 76063										
fred parker company, inc. Commercial and Residential Building 4313 Frazier Fort Worth, Texas 76115 817-921-0223 www.fparker.com										
DRAWN										
CHECKED										
DATE Aug 31, 2017										
SCALE 1/4"=1'-0"										
JOB NAME LOWRY										
SHEET										
D.2										
4 OF 4 SHEETS										



ZC#19-019 DEVELOPMENT PLAN EXHIBIT D.1 FLOOR PLANS 1506 Long and Winding Road, 76063 RE: Lot 21R2ZA, Block 3, of Strawberry Fields Addition Request Zoning Change from PR-Residential Single Family Dwelling To PD Residential Single Family with Detached Accessory Dwelling.

		fred parker company, inc. Commercial and Residential Building 4313 Frazier Fort Worth, Texas 76115 817-921-0223 www.fparker.com	
D.1		SHEET LOWRY JOB NAME SCALE 1/4"=1'-0" DATE Aug 31, 2017 CHECKED DRAWN	