

# 310 E BROAD ST

Zoning Case #20-003

Zoning Change from SF-8.4/16  
Single-Family Residential District  
to PD for professional & medical  
office uses, boutique retail shops,  
and artist studio uses on 0.379 acres



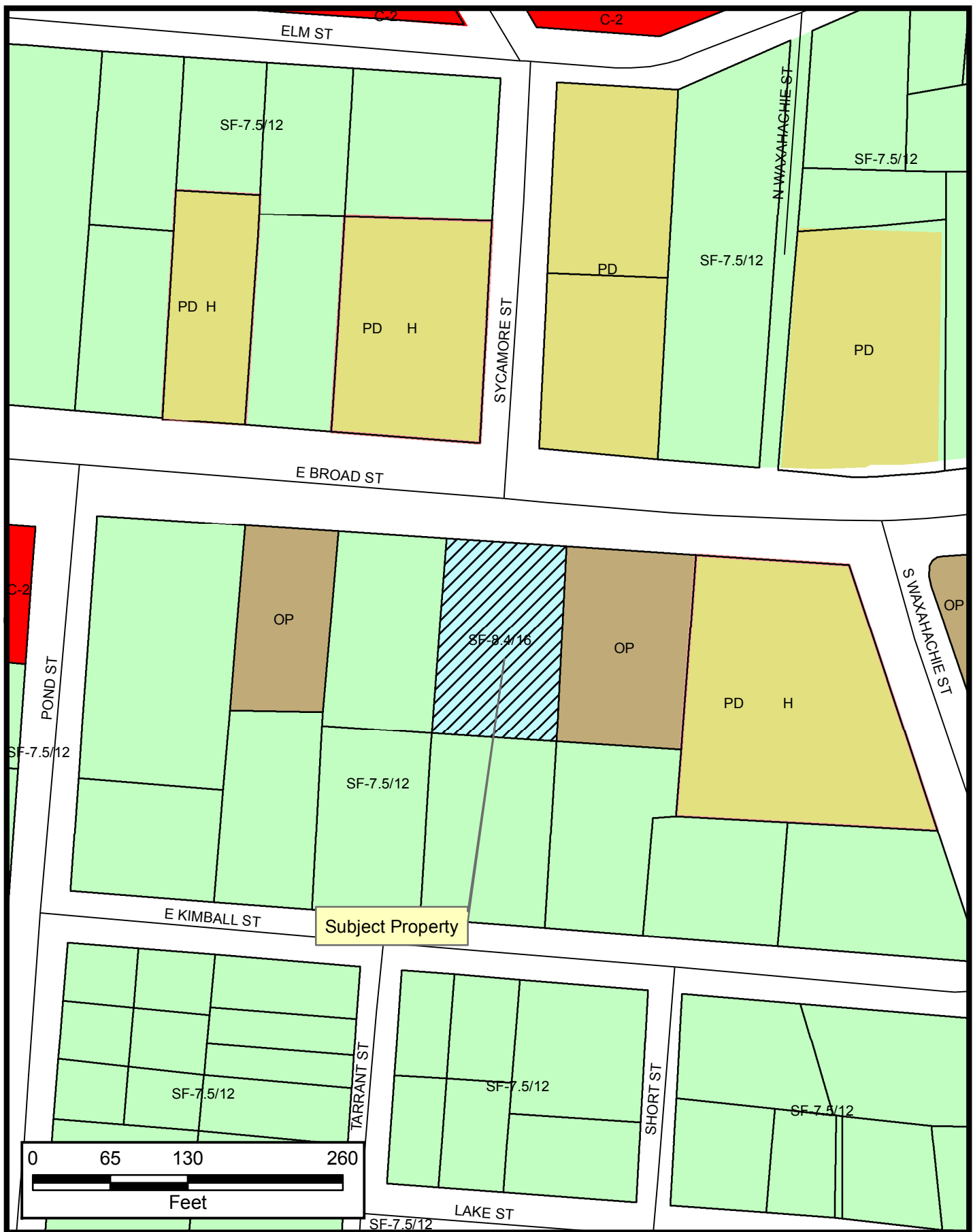


**ZC#20-003**

This information is for illustrative purposes only. Not for design or development purposes. Site-specific studies may be required to obtain accurate feature locations. Every effort is made to ensure the information displayed here is accurate; however, the City of Mansfield makes no claims to its accuracy or completeness.

3/5/2020









## 310 W KIMBALL ST – EXISTING HOUSE

- Existing 1,200 sq. ft. single-story house will remain, but garage & shed will be removed
- House is on Nat'l Register of Historic Places, but has not yet been designated as a local historic landmark
- Includes yellow siding, green trim, prominent bay window, covered porch, pitched roof, and is 28' in height



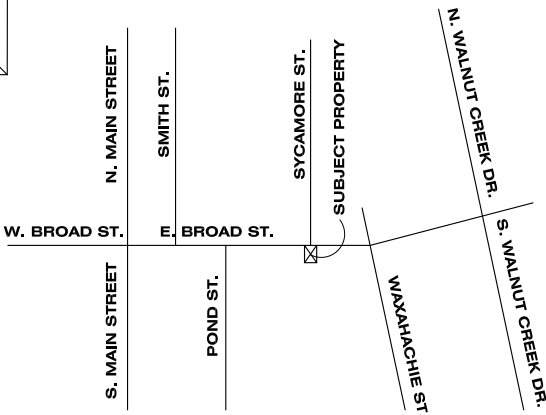
**DESIGNER:**  
SHERI BUMGARDNER  
900 N. WALNUT CREEK DR.  
SUITE 100 - PMB 366  
MANSFIELD, TX. 76063  
817-300-7052  
sherl@ssbdesigns.com

**PROPERTY OWNER:**  
STEVE ERNST  
ERNST REALTY INVESTMENT  
101 N. MAIN ST. - SUITE A  
MANSFIELD, TX. 76063  
817-473-6000  
steve.ernst.cunv@statefarm.com

- EXISTING TREE TO REMAIN**
- GRAPE MYRTLE  
3-1/2" CALIPER  
1 TOTAL
  - DWARF BAYBERRY  
5 TOTAL
  - DWARF WAX MYRTLE  
5 TOTAL
- LANDSCAPE BED**



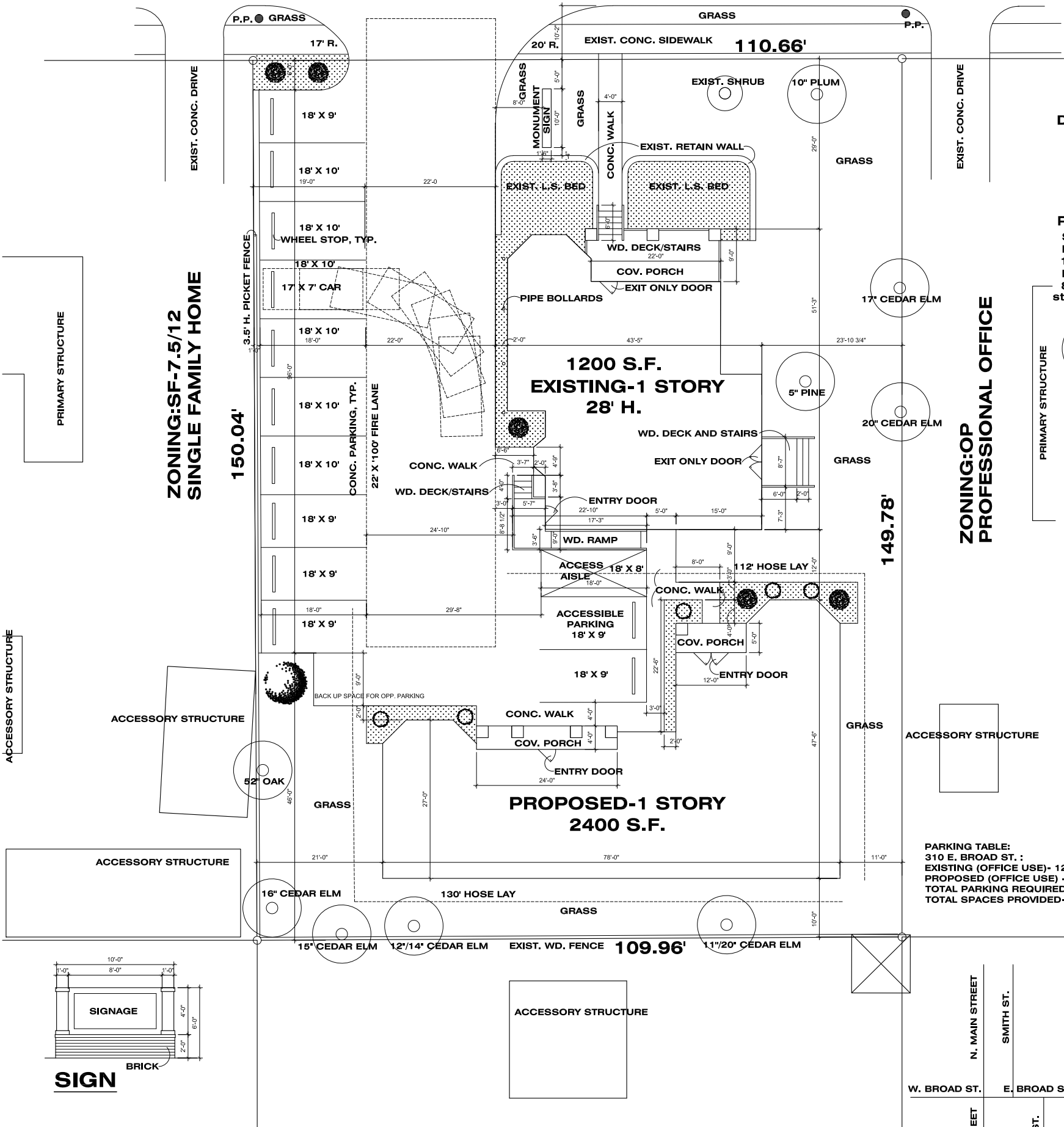
**PARKING TABLE:**  
310 E. BROAD ST. :  
EXISTING (OFFICE USE)- 1200 S.F. @ 1:300 = 4 SPACES  
PROPOSED (OFFICE USE) - 2400 S.F. @ 1:300 = 8 SPACES  
TOTAL PARKING REQUIRED- 12 SPACE  
TOTAL SPACES PROVIDED- 12 SPACES



**VICINITY MAP**  
NOT TO SCALE



310 E. BROAD ST.

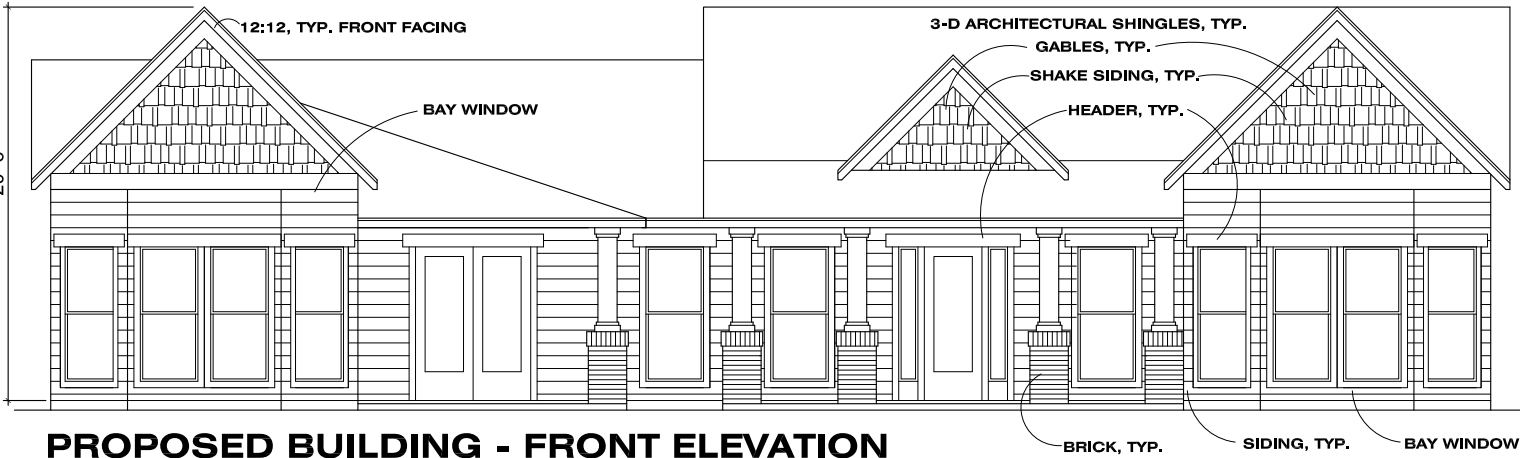


**ZONING:SF-7.5/12**  
**SINGLE FAMILY HOME**

**ZONING:SF-7.5/12**  
**SINGLE FAMILY HOME**



EXISTING BUILDING



PROPOSED BUILDING - FRONT ELEVATION

**COLORS:**  
BODY- YELLOW (SW-PEACE YELLOW)  
TRIM WHITE (SW-SNOWBOUND)  
BRICK- RED

## 310 W KIMBALL ST – NEW BUILDING

- New building in back will be 2,400 sq. ft., single-story, 20'-6" height
- Includes yellow siding, covered porches, bay windows, pitched roof design to match existing home
- Also will include red brick along base, shake siding in gables, white trim, 3-D shingles, and abundant front windows
- Mostly concealed by existing house and landscaping to not detract from historic house

# 310 W KIMBALL ST – PD REGULATIONS

- No expansion shall be made to existing building and any remodeling or exterior construction shall be compatible w/ historic character of the building
- Max. height of new building shall not exceed max. height of existing building
- Reduction in typical residential proximity requirements from 20' (for a 20'-tall OP-zoned building) to 10'; lighting regulations still apply



## 310 W KIMBALL ST – ACCESS/PARKING

- Existing driveway on west side will be expanded to provide for 12-space lot
- 22'-wide two-way drive aisle due to space constraints
- Some wider parking spaces to allow for vehicle maneuvering
- Existing pavement and second driveway in front of building to be removed to enhance visibility of historic building
- New sidewalk connections

# 310 W KIMBALL ST – LANDSCAPING/SCREENING

- Preservation of landscape beds in front of house, as well as nine trees and one shrub
- Ten new shrubs and one crepe myrtle tree to accent new building and parking lot
- Existing rear wood fence to remain
- New 3.5' picket fence on west prop. line
- Ground-mounted equipment, screened
- Trash containers will be screened
- No outside storage of materials/merchandise



# 310 W KIMBALL ST – SIGNAGE

- New directory sign – 6' x 10' w/ brick base; 32 sq. ft. sign area
- Meets Zoning Ordinance requirements except setback only 5' from front property line (instead of 10') to not encroach landscape beds; consistent w/ several other signs along E. Broad in downtown
- Name plate signs will be allowed per requirements in Section 7100 of Zoning Ordinance

# 310 W KIMBALL ST – P&Z RECOMMENDATION

- Planning & Zoning Commission considered the request on 3/16/20 and voted 6-0 to recommend approval
- There was discussion about vehicle maneuverability, number of expected tenants in the new building (and whether parking was adequate), and colors on the existing and new buildings



# 310 W KIMBALL ST – SUMMARY

- Will preserve existing historic structure, trees, landscape beds
- New structure will match existing structure while not detracting from it
- More productive use of property, consistent w/ transition to commercial uses seen along E. Broad in downtown
- Provides for parking, screening, signage, and additional landscaping to support the development