



**SSB**  
DESIGNS, INC.

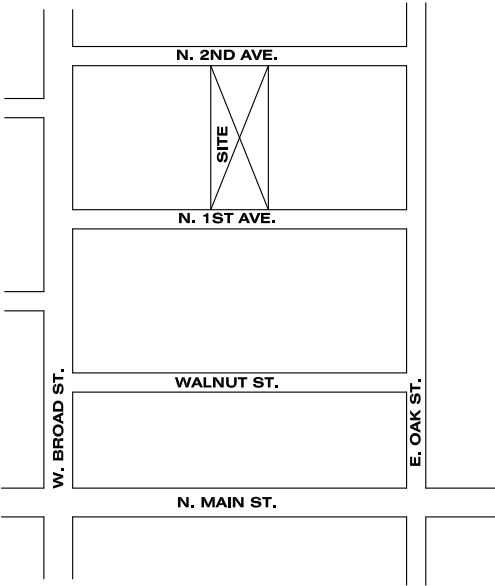
900 N. WALNUT CREEK DR.  
SUITE 100 - PMB 366  
MANSFIELD, TX. 76063  
PH: (817)300-7052

OWNER:  
JAMES CROCKER  
P.O. BOX 553  
MANSFIELD, TX. 76063  
817-473-1370  
matt@jmccpa.com

DATE: 1-14-21  
ZC-2020-015  
EXHIBIT "B"  
1 of 3

CHURCH ON THE HILL  
C-1 ZONING  
LOT 7

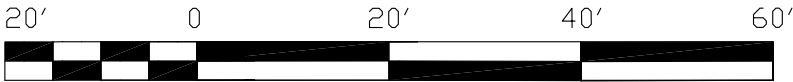
CHURCH ON THE HILL  
C-1 ZONING  
LOT 4



VICINITY MAP  
NOT TO SCALE

# DEVELOPMENT PLAN

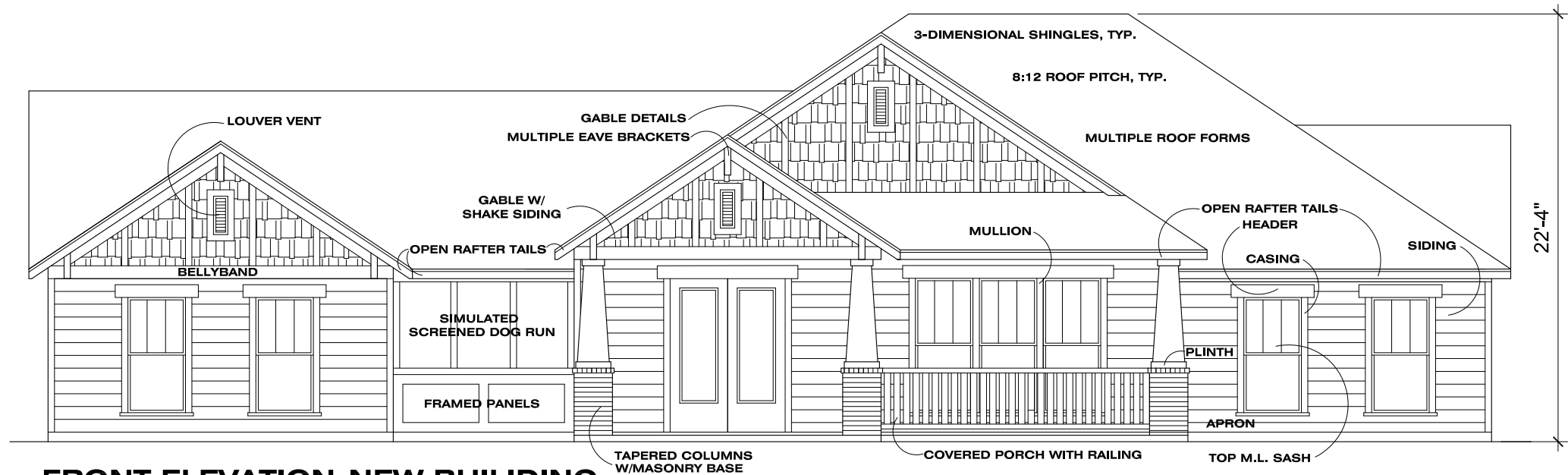
SCALE: 1"=20'



NOTE: PROVIDE TREE PROTECTION  
FOR ALL EXISTING TREES TO REMAIN

105 N. 1ST AVE.: LOT 3 & LOT 8 - BLOCK 4 -ORIGINAL TOWN OF MANSFIELD

The proposed development will be in complete accordance with the provisions of 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.



**FRONT ELEVATION-NEW BUILDING**  
SCALE: 1/8"=1'-0"

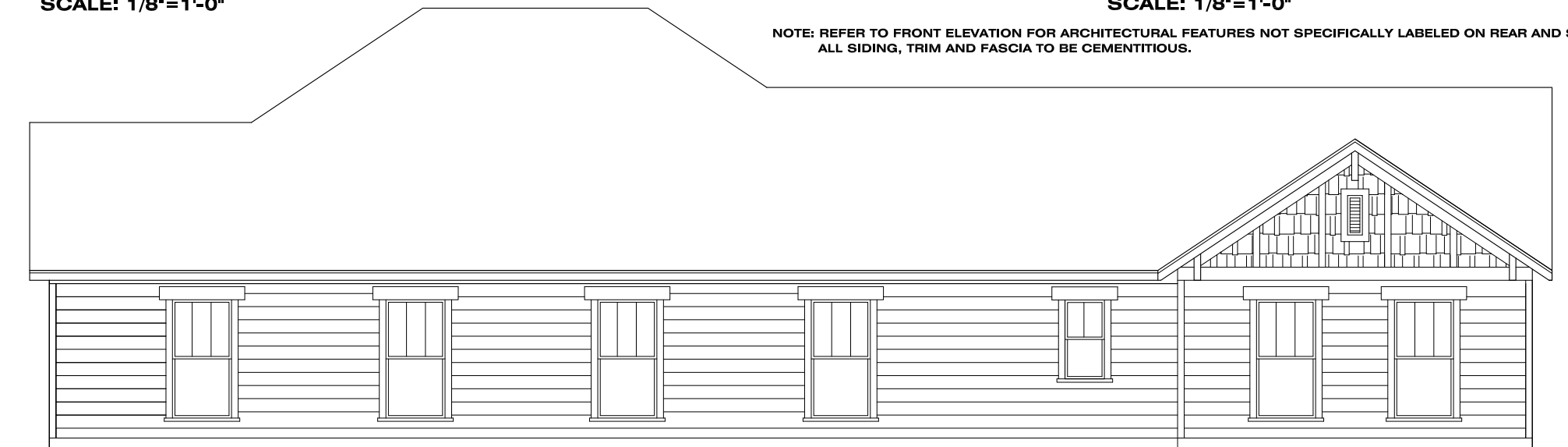


**LEFT ELEVATION-NEW BUILDING**  
SCALE: 1/8"=1'-0"



**RIGHT ELEVATION-NEW BUILDING**  
SCALE: 1/8"=1'-0"

NOTE: REFER TO FRONT ELEVATION FOR ARCHITECTURAL FEATURES NOT SPECIFICALLY LABELED ON REAR AND SIDE ELEVATIONS-8:12 ROOF PITCH, TYP.  
ALL SIDING, TRIM AND FASCIA TO BE CEMENTITIOUS.



**REAR ELEVATION-NEW BUILDING**  
SCALE: 1/8"=1'-0"

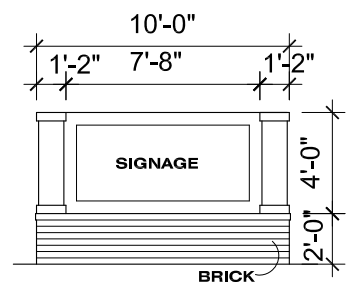


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2 of 3



**MONUMENT SIGN**  
SCALE: 1/8"=1'-0"

**PLANNED DEVELOPMENT REGULATIONS**

Base Zoning: C-1, Neighborhood Business District

Permitted Uses: Professional and medical office, retail uses, personal service uses, and artist/musician/photography studio, eating places without drive-through services.

Existing Building Requirements:

- No expansion shall be made to the existing building.
- Exterior reconstruction and remodeling of the existing building must be compatible with the historic character of the building.

Proposed Building Requirements:

- Minimum front setback - 25'
- Minimum side and rear setback - 10'
- Minimum building size - 2,000 sq ft; reduced to 1,800 sq ft if a front or rear patio is provided
- Maximum building size - 2,400 sq ft
- Maximum Lot Coverage - 45%
- Maximum height shall not exceed the height of the existing building.
- Roof materials shall be three-dimensional architectural shingles
- Exterior paint colors shall be compatible with the colors of the proposed building
- Front building elevation must include a porch with 70 sf minimum area and columns
- Facade cladding must be at least 70% cementitious fiber materials
- Exterior design shall incorporate craftsman style details as shown in the building elevations

Parking:

- Parking shall be head-in parking spaces along the streets as shown in the Development Plan
- Parking surface will be constructed of concrete.

Landscaping and Screening Requirements:

- Landscaping and screening shall be provided as shown in the Development Plan
- Shrubs shall be planted along at least 50% of the length of the foundation facing the street
- New planting must be irrigated with an irrigation system.
- All equipment shall be ground-mounted and located in the side or rear yard and shall require screening if visible from the street. Screening may comprise of dense shrubs or low fencing that fully conceal the equipment.

Sign Standards:

- Directory Signs shall be permitted as shown in the Development Plan
- Name Plate Signs shall be permitted as prescribed in Section 7100, Sign Standards of the Zoning Ordinance.

Residential Proximity Requirements:

- Setback from Adjacent Residential Zoning - A reduced building setback from the adjacent residential zoning shall be permitted as shown in the Development plan.
- Lighting shall be shielded or pointed away from the adjacent residential zoning as prescribed in Section 7400, Residential Proximity Standards of the Zoning Ordinance.

Trash Service: It shall be handled via trash carts located in the side or rear yard and screened by fence enclosure.

Outside Storage: There will be no outside storage of materials or merchandise on the property.