CITY OF MANSFIELD

1200 E. Broad St.
Mansfield, TX 76063
mansfieldtexas.gov

Meeting Agenda - Final

Planning and Zoning Commission

Tuesday, January 3, 2023 | **6:00 PM** | **City Hall Council Chambers**

1. CALL TO ORDER

2. INVOCATION

3. PLEDGE OF ALLEGIANCE

4. TEXAS PLEDGE

"Honor the Texas flag; I pledge allegiance to thee, Texas, one state under God, one and indivisible."

5. APPROVAL OF MINUTES

22-5111 Minutes - Approval of the December 5, 2022 Planning and Zoning Commission Meeting Minutes

Attachments: 12-05-2022 Meeting Minutes.pdf

6. CITIZENS COMMENTS

Citizens wishing to address the Commission on non-public hearing agenda items and items not on the agenda may do so at this time. Once the business portion of the meeting begins, only comments related to public hearings will be heard. All comments are limited to 5 minutes.

In order to be recognized during the "Citizens Comments" or during a public hearing (applicants included), please complete a blue "Appearance Card" located at the entry to the Chambers and present it to the Planning Secretary.

7. CONSENT AGENDA

22-5112 SD#22-008: Final Plat of M3 Ranch, Phase 2A and 2B, on approximately 183.409 acres generally located south of M3 Ranch Road and approximately 970 feet east of FM 917; Set Back Partners LTD, owner, M3 Ranch Investment, LTD, owner, Hanover Property Company, developer, and LJA Engineering, Inc., engineer

Attachments: Location Map.pdf
Approved Preliminary Plat.pdf
Final Plat.pdf

8. PUBLIC HEARINGS

22-5109 OA# 23-001 - Public hearing to consider proposed revisions to the Permitted Use Table in Section 155.054(B) and to the Special Conditions in Section 155.099(B)(40) related to Donation Boxes.

Attachments: Draft Ordinance.pdf

22-5113 ZC#22-019: Public hearing on a change of zoning from PR, Pre-Development District, SF-12/22, Single-Family Residential District and PD, Planned Development District to PD, Planned Development District for single-family residential, single-family attached (brownstones) and multi-family residential uses on approximately 16.42 acres out of the Henry Odell Survey, Abstract No. 1196, Tarrant County, Texas, on property located at 1725 E. Broad Street, and 257 and 261 Carlin Road; Bridgeview Real Estate, owner/developer and Matlock East, LLC, owner

Attachments: Maps and Supporting Information.pdf
Exhibit A - Legal Description.pdf
Exhibit B - PD District Regulations and Development Plan.pdf
Exhibit C - Elevations.pdf
Exhibit D - Landscape Plan.pdf

22-5114 HLC#21-013: Public hearing on an amendment to Section 155.054(K)(1)(b) of the Mansfield Code of Ordinances to adopt new Design Guidelines for commercial and non-residential historic landmarks and to make the guidelines applicable to all areas of the City.

Attachments: Draft Design Guidelines for Historic Mansfield.pdf

9. SUMMARY OF CITY COUNCIL ACTIONS

10. COMMISSION ANNOUNCEMENTS

11. STAFF ANNOUNCEMENTS

12. ADJOURNMENT OF MEETING

13. NEXT MEETING DATE: Tuesday, January 17, 2023

I certify that the above agenda was posted on the bulletin board next to the main entrance of City Hall on Wednesday , December 28, 2022 in accordance with Chapter 551 of the Texas Government Code.

_____
Planning and Zoning Secretary

* This building is wheelchair accessible. Disabled parking spaces are available. Request for sign interpreter services must be made 48 hours ahead of meeting to make arrangements. Call 817 473-0211 or TDD 1-800-RELAY TX,

* In deciding a zoning change application, the Planning & Zoning Commission and City Council are required to determine the highest and best use of the property in question. The Commission may recommend and the Council may approve a change in zoning to the category or district requested by the applicant or to any zoning category or district of lesser intensity. Notice is presumed sufficient for every District up to the intensity set forth in the zoning change application.

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1200 E. Broad St.
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STAFF REPORT

File Number: 22-5111

Agenda Date: 1/3/2023 **Version:** 1 **Status:** Passed

In Control: Planning and Zoning Commission **File Type:** Meeting Minutes

Title

Minutes - Approval of the December 5, 2022 Planning and Zoning Commission Meeting Minutes

Description/History

The minutes of the December 5, 2022 Planning and Zoning Commission meeting are in DRAFT form and will not become effective until approved by the Commission at this meeting.

CITY OF MANSFIELD

1200 E. Broad St.
Mansfield, TX 76063
mansfieldtexas.gov

Meeting Minutes - Draft

Planning and Zoning Commission

Monday, December 5, 2022 | **6:00 PM** | **City Hall Council Chambers**

1. CALL TO ORDER

Chairman Axen called the meeting to order at 6:00 p.m. in the City Council Chambers of City Hall, 1200 East Broad Street, with the meeting being open to the public and notice of said meeting, giving the date, place, and subject thereof, having been posted as prescribed by Chapter 551, Texas Government Code.

Staff:
Jason Alexander, Planning Director
Arty Wheaton-Rodriguez, Assistant Planning Director
Shirley Emerson, Planner
Jennifer Johnston, Development Coordinator

Commissioners:

Absent 2 - Stephen Groll and Brandon Shaw

Present 5 - Blake Axen;Justin Gilmore;Jennifer Thompson;David Goodwin and Michael Mainer

2. INVOCATION

Vice Chairman Mainer provided the invocation.

3. PLEDGE OF ALLEGIANCE

4. TEXAS PLEDGE

5. RECESS INTO EXECUTIVE SESSION

No items

6. APPROVAL OF MINUTES

22-5066 Minutes - Approval of the November 7, 2022 Planning and Zoning Commission Meeting Minutes

Vice Chairman Mainer made a motion to approve the November 7, 2022 minutes as presented. Commissioner Gilmore seconded the motion which carried by the following vote:

Aye: 5 - Blake Axen; Justin Gilmore; Jennifer Thompson; David Goodwin and Michael Mainer

Nay: 0

Absent: 2 - Stephen Groll and Brandon Shaw

Abstain: 0

7. CITIZENS COMMENTS

None

8. CONSENT AGENDA

22-5074 SD#21-050: Final Plat of Somerset Phase 4B, on 20.05 acres generally located south and west of Ambrose Parkway approximately 120 feet south of Rawlins Lane; by Bloomfield Homes, L.P., owner/developer; and LJA Surveying, surveyor

Commissioners Goodwin made a motion to approve the final plat as presented. Commissioner Gilmore seconded the motion which carried by the following vote:

Aye: 5 - Blake Axen; Justin Gilmore; Jennifer Thompson; David Goodwin and Michael Mainer

Nay: 0

Absent: 2 - Stephen Groll and Brandon Shaw

Abstain: 0

9. PUBLIC HEARINGS

22-5067 SD#22-059: Public hearing on a replat to create Lots 6R-1 and 6R-2, Block 39, Hillcrest Addition, Fourth Installment on 0.602 acres located at 111 Juniper Street; Hired Guns, LLC, surveyor; Jeffrey and Penny Johnson, owners

Mr. Wheaton-Rodriguez was available for questions.

Chairman Axen opened the public hearing at 6:07 p.m. and called for anyone wishing to speak to come forward.

Ann Vess, 112 Juniper St., spoke on the matter.

Seeing no one else come forward to speak, Chairman Axen closed the public hearing at 6:14 p.m.

After a brief discussion, Vice Chairman Mainer made a motion to approve the replat as presented. Commissioner Gilmore seconded the motion which carried by the following vote:

Aye: 5 - Blake Axen; Justin Gilmore; Jennifer Thompson; David Goodwin and Michael Mainer

Nay: 0

Absent: 2 - Stephen Groll and Brandon Shaw

Abstain: 0

22-5069 SD#21-054: Public hearing to consider a replat to create Somerset Phase 5A, being a revision of Lot 1X, Block 42 and Lot 11X, Block 39, Somerset Phase III, according to the plat filed in Instrument #2021-91, Drawer L, P.R.J.C.T. and a 38.745 acre unplatted tract of land out of the C. Vela Survey, Abstract No. 851, Johnson County, TX, on property located at 2150 Ambrose Parkway, 2406 Loxley Drive and a tract generally located on the south side of Lone Star Road and east of South U.S. 287; Bloomfield Homes, LP, owner/developer and LJA Surveying Inc., engineer/surveyor

Mr. Wheaton-Rodriguez was available for questions.

Andrew Kubiak, applicant, spoke on the project and was available for questions

Chairman Axen opened the public hearing at 6:15 p.m. and called for anyone wishing to speak to come forward.

Seeing no one come forward to speak, Chairman Axen closed the public hearing at 6:16 p.m.

After a discussion, Commissioner Gilmore made a motion to approve the replat as presented. Commissioner Thompson seconded the motion which carried by the following vote:

Aye: 5 - Blake Axen; Justin Gilmore; Jennifer Thompson; David Goodwin and Michael Mainer

Nay: 0

Absent: 2 - Stephen Groll and Brandon Shaw

Abstain: 0

22-5070

SD#22-056: Public hearing to consider a replat to create Lots 1X, 2 through 32, Block 1, Benson Manors, an addition to City of Mansfield Tarrant Co. TX, being a portion of Lot R-4-F, R.S. Noles Second Revision according to the plat filed in Volume 388-1, Slide 332, P.R.T.C.T. and a portion of Lot A, R.S. Noles Revision according to the plat filed in Volume 388-F, Slide 332, P.R.T.C.T. City of Mansfield, Tarrant Co, TX, on property located at 708 E. Broad St.; DD Benson Development LLC, owner and Bannister Engineering, engineer/surveyor

Mr. Wheaton-Rodriguez was available for questions.

Chairman Axen opened the public hearing at 6:24 p.m. and called for anyone wishing to speak to come forward.

Chairman Axen read into record meeting appearance card for Amy and Chuck Wynkoop, 714 E Broad St.

Seeing no one come forward to speak, Chairman Axen closed the public hearing at 6:25 p.m.

After a discussion, Commissioner Goodwin made a motion to approve the replat as presented. Commissioner Thompson seconded the motion which carried by the following vote:

Aye: 5 - Blake Axen; Justin Gilmore; Jennifer Thompson; David Goodwin and Michael Mainer

Nay: 0

Absent: 2 - Stephen Groll and Brandon Shaw

Abstain: 0

22-5071

SD#22-051: Public hearing on a replat to create Lots 15R-1, 15R-2 and 15R-3, Block 4, Original Town of Mansfield, an addition to City of Mansfield, being a revision of Lot 15, Block 4, Original Town of Mansfield according to the plat filed in Volume 63, Page 53, P.R.T.C.T., City of Mansfield, Tarrant County, TX, on property located at 113 N. 2nd Avenue; Landpoint, Inc., surveyor, Trinite Construction Management, LLC, developer and Jose and Rozzana Cobos, owners

Mr. Wheaton-Rodriguez was available for questions.

Chairman Axen opened the public hearing at 6:46 p.m. and called for anyone wishing to speak to come forward.

Tracy Milan, 109 N 2nd Ave., spoke in opposition on the matter.

Seeing no one else come forward to speak, Chairman Axen closed the public hearing at 6:49 p.m.

After a brief discussion, Vice Chairman Mainer made a motion to approve the final plat as presented. Commissioner Thompson seconded the motion which carried by the following vote:

Aye: 5 - Blake Axen; Justin Gilmore; Jennifer Thompson; David Goodwin and Michael Mainer

Nay: 0

Absent: 2 - Stephen Groll and Brandon Shaw

Abstain: 0

22-5073 SD#22-054: Final Plat of Lot 1, Block 6, Parkside Estates Addition on approximately 2.031 acres located in Henry McGehee Survey, Abstract No. 998 by Houseman Investment Partners, LTD, owner, and Bannister Engineering, LLC, engineer/surveyor

Mr. Wheaton-Rodriguez was available for questions.

Chairman Axen opened the public hearing at 7:00 p.m. and called for anyone wishing to speak to come forward.

Seeing no one come forward to speak, Chairman Axen closed the public hearing at 7:01 p.m.

After a discussion, Commissioner Goodwin made a motion to approve the replat as presented. Commissioner Gilmore seconded the motion which carried by the following vote:

Aye: 5 - Blake Axen; Justin Gilmore; Jennifer Thompson; David Goodwin and Michael Mainer

Nay: 0

Absent: 2 - Stephen Groll and Brandon Shaw

Abstain: 0

Commissioner Thompson noted she pressed the nay button for the vote unintentionally and her vote should have been a yes for approval; vote reflects update.

22-5072 OA#22-007: Public Hearing to consider proposed amendments to Chapter 155, "Zoning" to revise the definition of an accessory dwelling in Section 155.012; to repeal Section 155.082(E)(7) in its entirety; and to revise regulations related to accessory dwellings in Section 155.099(B)(35).

Mr. Alexander gave a presentation and was available for questions.

Chairman Axen opened the public hearing at 7:14 p.m. and called for anyone wishing to speak to come forward.

Don Lautner, 18004 Fox Hollow Dr., spoke in opposition.

Seeing no one else come forward to speak, Chairman Axen closed the public hearing at 7:26 p.m.

After a discussion, Commissioner Goodwin made a motion to approve the zoning change as presented with the conditions 1) effective one year after approval and 2) add additional parking requirements for each unit. Commissioner Goodwin then withdrew the motion.

Commissioner Gilmore made a motion to table with recommendations for further public discussion. After some discussion Commissioner Gilmore withdrew the motion.

Commissioner Goodwin made a motion to approve the zoning change as presented with the recommendation to City Council further town hall / public discussions take place with City Council. Commissioner Thompson seconded the motion which carried by the following vote:

Aye: 3 - Justin Gilmore; Jennifer Thompson and David Goodwin

Nay: 2 - Blake Axen and Michael Mainer

Absent: 2 - Stephen Groll and Brandon Shaw

Abstain: 0

10. SUMMARY OF CITY COUNCIL ACTIONS

Mr. Alexander advised the Commission of City Council actions from their November 14, 2022 meeting.

11. COMMISSION ANNOUNCEMENTS

None

12. STAFF ANNOUNCEMENTS

None

13. ADJOURNMENT OF MEETING

Commissioner Goodwin made a motion to adjourn the meeting. Commissioner Thompson seconded the motion which carried by the following vote:

Aye: 5 - Blake Axen; Justin Gilmore; Jennifer Thompson; David Goodwin and Michael Mainer

Nay: 0

Absent: 2 - Stephen Groll and Brandon Shaw

Abstain: 0

With no further business, Chairman Axen adjourned the meeting at 8:12 p.m.

_____
Blake Axen, Chairman

_____
Jennifer Johnston, Development Coordinator

CITY OF MANSFIELD

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STAFF REPORT

File Number: 22-5112

Agenda Date: 1/3/2023 **Version:** 1 **Status:** Passed

In Control: Planning and Zoning Commission **File Type:** Plat

Title

SD#22-008: Final Plat of M3 Ranch, Phase 2A and 2B, on approximately 183.409 acres generally located south of M3 Ranch Road and approximately 970 feet east of FM 917; Set Back Partners LTD, owner, M3 Ranch Investment, LTD, owner, Hanover Property Company, developer, and LJA Engineering, Inc., engineer

Description/History

Phase 2 of M3 Ranch contains 490 residential lots and 21 open space lots. The subdivision will be developed in two phases, with the north half of the subdivision adjacent to M3 Ranch Phase 1 being constructed first. There are four drill sites within this phase. Residential lots located within 300 feet of the drill sites have been noted on Sheet 1 as required by Subdivision Control Ordinance.

The lots comply with the minimum lot width, depth and area required by the approved M3 Ranch PD standards. The plat conforms to the approved preliminary plat and meets the requirements of the Subdivision Control Ordinance.

Although there are no signatures on copy of the plat in the Commission's packet, the filing copy has been signed. The plat meets the requirements of the City's Subdivision Control Ordinance. There are blanks for off-site utility, drainage and right-of-way easements on the plat that will need the recording information filled in before the plat is filed.

Recommendation

Staff recommends approval.

Attachments

Location Map
Approved Preliminary Plat
Final Plat

MANSFIELD TEXAS

SD#22-008 M3 Ranch Ph. 2A and 2B

N

0 100 200 400

1 INCH = 200 FT

LOTS 27–51, BLOCK 6; LOTS 5–13, BLOCK 18; LOTS 6–9, BLOCK 19; LOTS 2–14, BLOCK 22; LOTS 2–11, 21–38, BLOCK 31; LOTS 21–33, BLOCK 33; LOTS 1–2, 20–28, BLOCK 35; LOT 1, BLOCK 36; LOTS 10–11, BLOCK 37; LOTS 19–35, BLOCK 59; LOTS 12–19, BLOCK 60; LOTS 1–4, 44–47, BLOCK 81; LOTS 2–5, BLOCK 82; LOTS 1–14, BLOCK 84 ARE LOCATED WITHIN 300 FEET OF AN APPROVED GAS WELL DRILL SITE

LAND USE SUMMARY TABLE:

GROSS AREA:	187.66 ACRES
OPEN SPACE AREA:	54.44 ACRES
SINGLE FAMILY LOTS:	490 LOTS
• RESIDENTIAL PRODUCT 1B (80' LOTS):	41 LOTS
• RESIDENTIAL PRODUCT 2 (70' LOTS):	57 LOTS
• RESIDENTIAL PRODUCT 3 (60' LOTS):	227 LOTS
• RESIDENTIAL PRODUCT 4 (50' LOTS):	165 LOTS
OPEN SPACE LOTS:	22 LOTS

GENERAL NOTES:
1. NOTICE: SELLING A PORTION OF ANY LOT IN THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF STATE LAW AND CITY ORDINANCE AND IS SUBJECT TO PENALTIES IMPOSED BY LAW.
2. A MANDATORY HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE AMENITIES AND COMMON AREAS, INCLUDING BUT NOT LIMITED TO SCREENING WALLS AND FENCES AND THE PARKWAY BETWEEN A SCREENING WALL OR FENCE AND THE STREET; SUBDIVISION LANDSCAPING; MEDIANS, INCLUDING THE MEDIANS/PARKWAYS WITHIN M3 RANCH ROAD; AMENITY CENTERS; ENHANCED ENTRYWAY FEATURES INCLUDING ENHANCED SCREENING WALLS, MONUMENTS, SIGNAGE AND ANY NON–STANDARD PAVEMENT.
3. ROW CORNER CLIP – A TRIANGULAR RIGHT–OF–WAY DEDICATION MEASURING 10 FEET BY 10 FEET, MEASURED AT THE PROPERTY LINE, IS REQUIRED AT THE INTERSECTION OF TWO STREETS.
4. BASIS OF BEARINGS AND COORDINATES SHOWN HEREON ARE GRID VALUES DERIVED USING THE NORTH AMERICAN DATUM 1983 (NAD83), TEXAS STATE PLANE – NORTH CENTRAL ZONE (4202). DISTANCES SHOWN HEREON ARE SURFACE DISTANCES.
5. PONDS WILL BE ENCOMPASSED BY A PUBLIC DRAINAGE EASEMENT. EXACT SHAPE AND DIMENSIONS TO BE DETERMINED BY FINAL PLAT.
6. NO TREES, BUSHES, SIGNS, FENCES, OR ANYTHING OVER 2' IN HEIGHT IS ALLOWED WITHIN A VISIBILITY EASEMENT.
7. GAS WELL PADS SHALL BE ACCESSED BY RESIDENTIAL COLLECTION STREETS WHICH CONNECT TO GRAVEL ROADWAYS WHICH SHALL BE REWORKED DURING CONSTRUCTION.

VICINITY MAP
NOT TO SCALE

PRELIMINARY PLAT

M3 Ranch, Phase 2, Sections 1 and 2

187.66 Acres Out Of Crawford Treese Survey, Abstract No. 831; the RB & FA English Survey, Abstract No. 254; and the Arthur Gibson Survey, Abstract No. 302

City of Mansfield, Johnson County, Texas

490 Residential Lots

22 Open Space Lots

January 2022

CASE NO. SD#21-049

APPROVED PRELIMINARY PLAT

LJA ENGINEERING

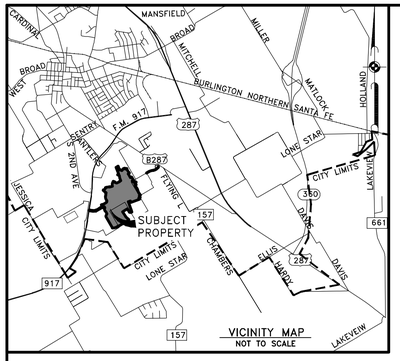
ENGINEER:
LJA ENGINEERING, INC.
3017 W 7TH STREET
SUITE 300
FORT WORTH, TX 76102
PHONE: (817) 288-1940
TEXAS REGISTRATION F-1386
akubiak@lja.com

DEVELOPER:
HANOVER PROPERTY COMPANY
3001 KNOX STREET, SUITE 405
DALLAS, TX 75205
CONTACT: BEN LUEDTKE
PHONE: (214) 445-2205
ben@hanoverproperty.com

RECORD OWNER:
SET BACK PARTNERS, LTD.
100 NO. MITCHELL RD.
MANSFIELD, TX 76063
PHONE: (817) 477-0797
FAX: (817) 473-4686
bob@mrdevelopment.net

RECORD OWNER:
M3 RANCH INVESTMENT, LTD.
3001 KNOX STREET, SUITE 405
DALLAS, TX 75205
CONTACT: BEN LUEDTKE
PHONE: (214) 445-2205
ben@hanoverproperty.com

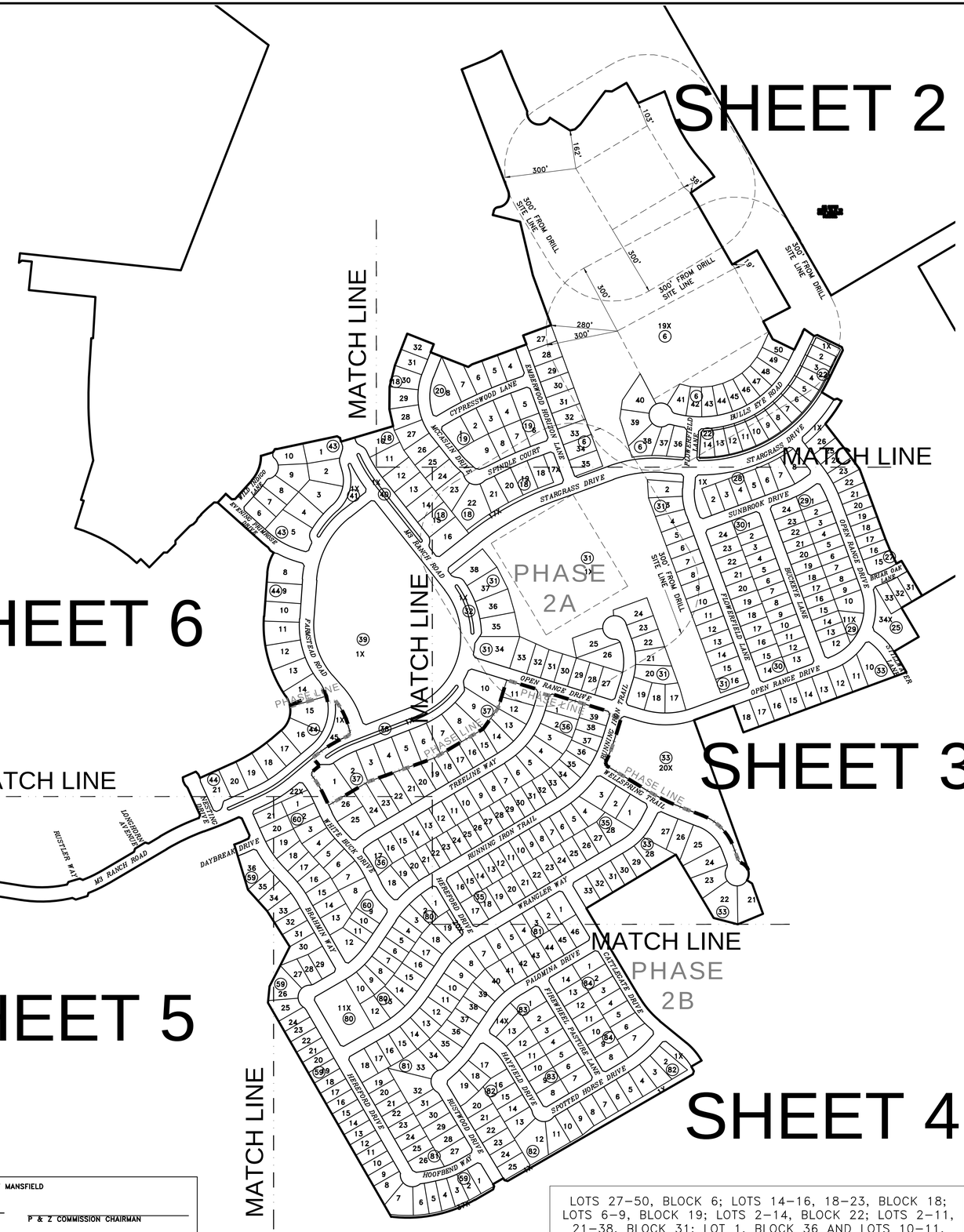
M3 RANCH, PHASE 2A & 2B



VICINITY MAP
NOT TO SCALE

250 0 250

1 INCH = 250 FT.



GENERAL NOTES:

1. NOTICE: SELLING A PORTION OF ANY LOT IN THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF STATE LAW AND CITY ORDINANCE AND IS SUBJECT TO PENALTIES IMPOSED BY LAW.
2. BASIS OF BEARINGS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE (4202); NAD83 (2011) EPOCH 2010, DETERMINED BY GPS OBSERVATIONS IN REFERENCE TO THE CITY OF MANSFIELD'S OFFICIAL GPS MONUMENT: TNP MANSFIELD "F" CALCULATED FROM DENTON CORS ARP (PID-DF8986) AND ARLINGTON RRP2 CORS (PID-DF5387). COORDINATES SHOWN ARE IN GRID.
3. A MANDATORY HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE AMENITIES AND COMMON AREAS, INCLUDING BUT NOT LIMITED TO SCREENING WALLS AND FENCES AND THE PARKWAY BETWEEN A SCREENING WALL OR FENCE AND THE STREET; SUBDIVISION LANDSCAPING; MEDIANS, INCLUDING THE MEDIANS/PARKWAYS WITHIN M3 RANCH ROAD; AMENITY CENTERS; ENHANCED ENTRYWAY FEATURES INCLUDING ENHANCED SCREENING WALLS, MONUMENTS, SIGNAGE AND ANY NON-STANDARD PAVEMENT.
4. LOT 2, BLOCK 1 SHALL HAVE A MINIMUM FINISHED FLOOR OF 635.8; AND LOT 2, BLOCK 4 SHALL HAVE A MINIMUM FINISHED FLOOR OF 638.6.
5. THE UTILITY EASEMENT FOR ALL TRANSFORMER SHALL APPLY TO ALL LOTS WITH A TRANSFORMER INSTALLED AT OR NEAR THE FRONT LOT CORNER (SEE TYPICAL 5'X10' UTILITY EASEMENT DETAIL).
6. SUBJECT TRACT APPEARS TO BE WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, NO. 48251C0100J, REVISED DECEMBER 4, 2012.
7. ALL CORNERS ARE 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET UNLESS OTHERWISE SPECIFIED.
8. ALL RECORDED DOCUMENTS SHOWN HEREON ARE REFERENCED TO THE OFFICIAL PUBLIC RECORDS OF JOHNSON COUNTY, TEXAS
9. NO TREES, FENCES, WALLS OR ANYTHING OVER 2' IN HEIGHT IS ALLOWED IN SIGHT VISIBILITY EASEMENTS.
10. MAINTENANCE OF NON-TYPICAL SIDEWALKS THAT ARE OUTSIDE OF DEDICATED RIGHTS-OF-WAY SHALL BE THE RESPONSIBILITY OF THE M3 RANCH HOMEOWNER'S ASSOCIATION.

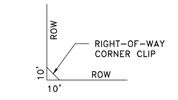
CONDITIONS OF ACCEPTANCE OF DRAINAGE AND FLOODWAY EASEMENTS

THIS PLAT IS PROPOSED BY THE OWNERS OF PROPERTIES DESCRIBED HEREIN (HEREINAFTER REFERRED TO AS "PROPERTY OWNERS) AND IS APPROVED BY THE CITY OF MANSFIELD SUBJECT TO THE FOLLOWING CONDITIONS WHICH SHALL BE BINDING UPON THE PROPERTY OWNERS, HIS HEIRS, GRANTEES, SUCCESSORS AND ASSIGNS.

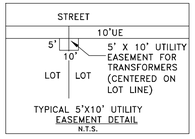
NO OBSTRUCTION TO THE FLOW OF STORMWATER RUN-OFF SHALL BE PERMITTED BY FILLING OR BY CONSTRUCTION OF ANY TYPE OF DAM, BUILDING, BRIDGE, FENCE, OR ANY OTHER STRUCTURE WITHIN THE DRAINAGE EASEMENT SHOWN HEREIN ON THIS PLAT, UNLESS APPROVED BY THE CITY OF MANSFIELD. PROVIDED, HOWEVER, IT IS UNDERSTOOD THAT IN THE EVENT IT BECOMES NECESSARY FOR THE CITY OF MANSFIELD TO ERECT DRAINAGE FACILITIES IN ORDER TO IMPROVE THE STORM DRAINAGE THAT MAY BE OCCASIONED BY THE STREETS AND ALLEYS IN OR ADJACENT TO THE SUBDIVISION, THEN IN SUCH EVENT, THE CITY OF MANSFIELD SHALL HAVE THE RIGHT TO ENTER SAID DRAINAGE EASEMENT AT ANY POINT OR POINTS TO ERECT, CONSTRUCT AND MAINTAIN ANY FACILITY DEEMED NECESSARY FOR DRAINAGE PURPOSES.

THE PROPERTY OWNERS WILL BE RESPONSIBLE FOR MAINTAINING SAID DRAINAGE EASEMENT. THE PROPERTY OWNERS SHALL KEEP SAID DRAINAGE EASEMENT CLEAN AND FREE OF DEBRIS, SILT, HIGH WEEDS, AND ANY SUBSTANCE WHICH WOULD RESULT IN UNSANITARY OR UNDESIRABLE CONDITIONS. THE CITY OF MANSFIELD SHALL HAVE THE RIGHT OF INGRESS AND EGRESS FOR THE PURPOSE OF INSPECTING AND SUPERVISING MAINTENANCE WORK DONE BY THE PROPERTY OWNERS. IF AT ANY TIME THE PROPERTY OWNERS FAIL TO SATISFY ANY OF THEIR AFOREMENTIONED RESPONSIBILITIES OR OBLIGATIONS, THE CITY OF MANSFIELD, UPON TEN (10) DAYS PRIOR NOTICE TO THE OWNERS, MAY ENTER SAID DRAINAGE EASEMENT AT ANY POINT OR POINTS TO PERFORM MAINTENANCE OR CLEAN-UP, AND BILL THE PROPERTY OWNERS THE COST INCURRED, OR PLACE A LIEN ON SAID PROPERTIES IF THE BILL IS NOT PAID WITHIN THIRTY (30) DAYS OF ITS MAILING.

SAID DRAINAGE EASEMENT, AS IN THE CASE OF ALL DRAINAGE EASEMENTS, IS SUBJECT TO STORMWATER OVERFLOW AND EROSION TO AN EXTENT WHICH CANNOT BE SPECIFICALLY DEFINED. THE CITY OF MANSFIELD SHALL NOT BE HELD LIABLE FOR ANY DAMAGES RESULTING FROM THE OCCURRENCE OF THESE NATURAL PHENOMENA OR THE FAILURE OF ANY FACILITIES WITHIN SAID DRAINAGE EASEMENT. FURTHER, THE CITY OF MANSFIELD WILL NOT BE RESPONSIBLE FOR EROSION CONTROL OR ANY DAMAGE TO PRIVATE PROPERTIES OR PERSONS RESULTING FROM THE FLOW OF WATER WITHIN SAID DRAINAGE EASEMENT AND PROPERTIES.



TYPICAL CORNER CLIP DETAIL
STREET-STREET INTERSECTION
NOT TO SCALE



TYPICAL 5'X10' UTILITY
EASEMENT DETAIL
N.T.S.

PLAT FILED _____, 20__

INSTRUMENT#: _____ - _____

DRAWER _____ SLIDE _____

BECKY IVEY, JOHNSON COUNTY CLERK

BY _____ DEPUTY CLERK

APPROVED BY THE CITY OF MANSFIELD

APPROVED BY: _____ 20__ P & Z COMMISSION CHAIRMAN

ATTEST: _____ 20__ PLANNING & ZONING SECRETARY

AFTER RECORDING, RETURN TO CITY OF MANSFIELD
1200 E. BROAD STREET, MANSFIELD, TX 76063

LOTS 27-50, BLOCK 6; LOTS 14-16, 18-23, BLOCK 18; LOTS 6-9, BLOCK 19; LOTS 2-14, BLOCK 22; LOTS 2-11, 21-38, BLOCK 31; LOT 1, BLOCK 36 AND LOTS 10-11, BLOCK 37 ARE LOCATED WITHIN 300 FEET OF AN APPROVED GAS WELL DRILL SITE.

OWNER/DEVELOPER:
M3 RANCH DEVELOPMENT, INC.
3001 KNOX STREET, SUITE 207
DALLAS, TEXAS 75205
CONTACT: BEN LUEDTKE

FINAL PLAT
M3 RANCH, PHASE 2A & 2B

BEING 183.409 ACRES IN THE ARTHUR GIBSON SURVEY, ABSTRACT NO. 302, THE JOSEPH C. GUEST SURVEY, ABSTRACT NO. 311, THE RB & FA ENGLISH SURVEY, ABSTRACT NO. 254 AND THE CRAWFORD TREESE SURVEY, ABSTRACT NO. 831 CITY OF MANSFIELD, JOHNSON COUNTY, TEXAS

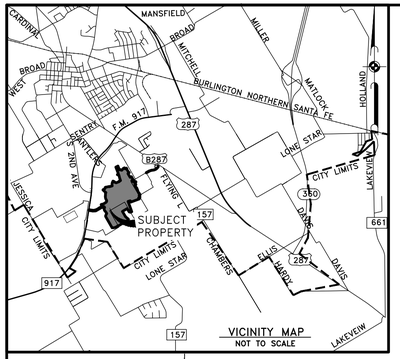
490 RESIDENTIAL LOTS & 21 OPEN SPACE LOTS

DATE OF PREPARATION: SEPTEMBER 2022

LJA Surveying, Inc.
3017 West 7th Street Phone 682.747.0800
Suite 300
Fort Worth, Texas 76107 T.B.P.E.L.S. Firm No. 10194382
CONTACT: AARON C. BROWN
ABROWN@LJASURVEY.COM
JOB NO. 0013 CASE NO. SD#22-008

S:\MTX-LAND\0013\200 SURVEY\200 Mapping\0013FA43-PH 2.dwg 9/23/2022

M3 RANCH, PHASE 2A & 2B



100 0 100

1 INCH = 100 FT.

LEGEND	
P.R.J.C.T.	PLAT RECORDS, JOHNSON COUNTY, TEXAS
"JACOBS"	5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" FOUND
"BEASLEY"	1/2" IRON ROD WITH CAP STAMPED "BEASLEY RPLS 4050" FOUND
TXDOT	5/8" IRON ROD WITH 3" BRASS CAP STAMPED "TEXAS DEPARTMENT OF TRANSPORTATION" FOUND
MAG	MAG NAIL WITH SHINER STAMPED "JACOBS" FOUND
(RM)	RECORD MONUMENT
LS&PE	LANDSCAPE AND PEDESTRIAN EASEMENT
LSE	LANDSCAPE EASEMENT
UE	UTILITY EASEMENT
DE	DRAINAGE EASEMENT
SE	SIDEWALK EASEMENT
SVE	SIGHT VISIBILITY EASEMENT
WME	WALL MAINTENANCE EASEMENT
	STREET NAME CHANGE

PLAT FILED _____, 20__

INSTRUMENT#: _____ - _____

DRAWER _____ SLIDE _____

BECKY IVEY, JOHNSON COUNTY CLERK

BY _____ DEPUTY CLERK

AFTER RECORDING, RETURN TO CITY OF MANSFIELD
1200 E. BROAD STREET, MANSFIELD, TX 76063

FINAL PLAT
M3 RANCH, PHASE 2A & 2B

BEING 183.409 ACRES IN THE ARTHUR GIBSON SURVEY, ABSTRACT NO. 302, THE JOSEPH C. GUEST SURVEY, ABSTRACT NO. 311, THE RB & FA ENGLISH SURVEY, ABSTRACT NO. 254 AND THE CRAWFORD TREESE SURVEY, ABSTRACT NO. 831 CITY OF MANSFIELD, JOHNSON COUNTY, TEXAS

490 RESIDENTIAL LOTS & 21 OPEN SPACE LOTS

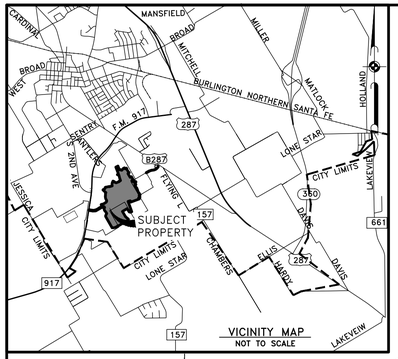
DATE OF PREPARATION: NOVEMBER 2022

OWNER/DEVELOPER:
M3 RANCH DEVELOPMENT, INC.
3001 KNOX STREET, SUITE 207
DALLAS, TEXAS 75205
CONTACT: BEN LUEDTKE

LJA Surveying, Inc.
3017 West 7th Street
Suite 300
Fort Worth, Texas 76107
Phone 682.747.0800
T.B.P.E.L.S. Firm No. 10194382
CONTACT: AARON C. BROWN
ABROWN@LJASURVEY.COM

JOB NO. 0013 CASE NO. SD#22-008

S:\NTX-LAND\0013\300_SURVEY\360 Mapping\PLAT CHECK\Phase 2\0013FINAL PH 2.dwg 12/7/2022



LEGEND
P.R.J.C.T. PLAT RECORDS, JOHNSON COUNTY, TEXAS
"JACOBS" 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" FOUND
"BEASLEY" 1/2" IRON ROD WITH CAP STAMPED "BEASLEY RPLS 4050" FOUND
TXDOT 5/8" IRON ROD WITH 3" BRASS CAO STAMPED "TEXAS DEPARTMENT OF TRANSPORTATION" FOUND
MAG MAG NAIL WITH SHINER STAMPED "JACOBS" FOUND
(RM) RECORD MONUMENT
LS&PE LANDSCAPE AND PEDESTRIAN EASEMENT
LSE LANDSCAPE EASEMENT
UE UTILITY EASEMENT
DE DRAINAGE EASEMENT
SE SIDEWALK EASEMENT
SVE SIGHT VISIBILITY EASEMENT
WME WALL MAINTENANCE EASEMENT
◆ STREET NAME CHANGE

PLAT FILED ______________________________, 20__

INSTRUMENT#: _________ - ___________

DRAWER ___________ SLIDE ___________

BECKY IVEY, JOHNSON COUNTY CLERK

BY ____ DEPUTY CLERK

AFTER RECORDING, RETURN TO CITY OF MANSFIELD
1200 E. BROAD STREET, MANSFIELD, TX 76063

S:\NTX-LAND\0013\200 SURVEY\290 Mapping\PLAT CHECK\Phase 2\0013PA03-PH 2.dwg 12/1/2022

OWNER/DEVELOPER:
M3 RANCH DEVELOPMENT, INC.
3001 KNOX STREET, SUITE 207
DALLAS, TEXAS 75205
CONTACT: BEN LUEDTKE

FINAL PLAT
M3 RANCH,
PHASE 2A & 2B

BEING 183.409 ACRES IN THE
ARTHUR GIBSON SURVEY,
ABSTRACT NO. 302,
THE JOSEPH C. GUEST SURVEY,
ABSTRACT NO. 311,
THE RB & FA ENGLISH SURVEY,
ABSTRACT NO. 254 AND
THE CRAWFORD TREESE SURVEY,
ABSTRACT NO. 831
CITY OF MANSFIELD,
JOHNSON COUNTY, TEXAS

490 RESIDENTIAL LOTS
& 21 OPEN SPACE LOTS

DATE OF PREPARATION: NOVEMBER 2022

LJA Surveying, Inc.
3017 West 7th Street
Suite 300
Fort Worth, Texas 76107
Phone 682.747.0800
T.B.P.E.L.S. Firm No. 10194382
CONTACT: AARON C. BROWN
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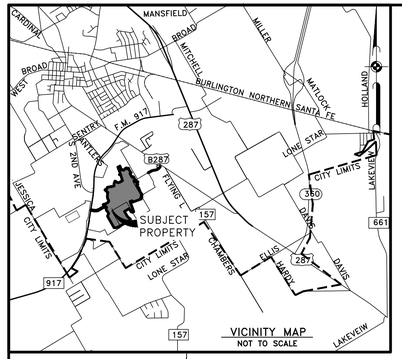
JOB NO. 0013 CASE NO. SD#22-008

SHEET 3 OF 10

M3 RANCH, PHASE 2A & 2B



100 0 100

1 INCH = 100 FT.

LEGEND

P.R.J.C.T.	PLAT RECORDS, JOHNSON COUNTY, TEXAS
"JACOBS"	5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" FOUND
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MAG	MAG NAIL WITH SHINER STAMPED "JACOBS" FOUND
(RM)	RECORD MONUMENT
LS&PE	LANDSCAPE AND PEDESTRIAN EASEMENT
LSE	LANDSCAPE EASEMENT
UE	UTILITY EASEMENT
DE	DRAINAGE EASEMENT
SE	SIDEWALK EASEMENT
SVE	SIGHT VISIBILITY EASEMENT
WME	WALL MAINTENANCE EASEMENT
◆	STREET NAME CHANGE

PLAT FILED _____, 20__

INSTRUMENT#: _____ - _____

DRAWER _____ SLIDE _____

BECKY IVEY, JOHNSON COUNTY CLERK

BY _____ DEPUTY CLERK

AFTER RECORDING, RETURN TO CITY OF MANSFIELD
1200 E. BROAD STREET, MANSFIELD, TX 76063

S:\NTX-LAND\0013\300_SURVEY\300_Mapping\PLAT CHECK\Phase 2\0013PHASE2-Ph 2.dwg 12/1/2022

FINAL PLAT
M3 RANCH, PHASE 2A & 2B

BEING 183.409 ACRES IN THE ARTHUR GIBSON SURVEY, ABSTRACT NO. 302, THE JOSEPH C. GUEST SURVEY, ABSTRACT NO. 311, THE RB & FA ENGLISH SURVEY, ABSTRACT NO. 254 AND THE CRAWFORD TREESE SURVEY, ABSTRACT NO. 831 CITY OF MANSFIELD, JOHNSON COUNTY, TEXAS

490 RESIDENTIAL LOTS & 21 OPEN SPACE LOTS

DATE OF PREPARATION: NOVEMBER 2022

OWNER/DEVELOPER:
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JOB NO. 0013 CASE NO. SD#22-008

M3 RANCH, PHASE 2A & 2B

LEGEND

P.R.J.C.T.	PLAT RECORDS, JOHNSON COUNTY, TEXAS
"JACOBS"	5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" FOUND
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SVE	SIGHT VISIBILITY EASEMENT
WME	WALL MAINTENANCE EASEMENT
	STREET NAME CHANGE

PLAT FILED ____________________________, 20__

INSTRUMENT#: _________ – ___________

DRAWER __________ SLIDE __________

BECKY IVEY, JOHNSON COUNTY CLERK

BY ____ DEPUTY CLERK

AFTER RECORDING, RETURN TO CITY OF MANSFIELD
1200 E. BROAD STREET, MANSFIELD, TX 76063

OWNER/DEVELOPER:
M3 RANCH DEVELOPMENT, INC.
3001 KNOX STREET, SUITE 207
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FINAL PLAT
M3 RANCH, PHASE 2A & 2B

BEING 183.409 ACRES IN THE ARTHUR GIBSON SURVEY, ABSTRACT NO. 302, THE JOSEPH C. GUEST SURVEY, ABSTRACT NO. 311, THE RB & FA ENGLISH SURVEY, ABSTRACT NO. 254 AND THE CRAWFORD TREESE SURVEY, ABSTRACT NO. 831 CITY OF MANSFIELD, JOHNSON COUNTY, TEXAS

490 RESIDENTIAL LOTS & 21 OPEN SPACE LOTS

DATE OF PREPARATION: NOVEMBER 2022

LJA Surveying, Inc.
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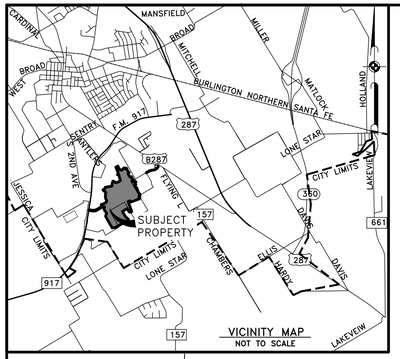
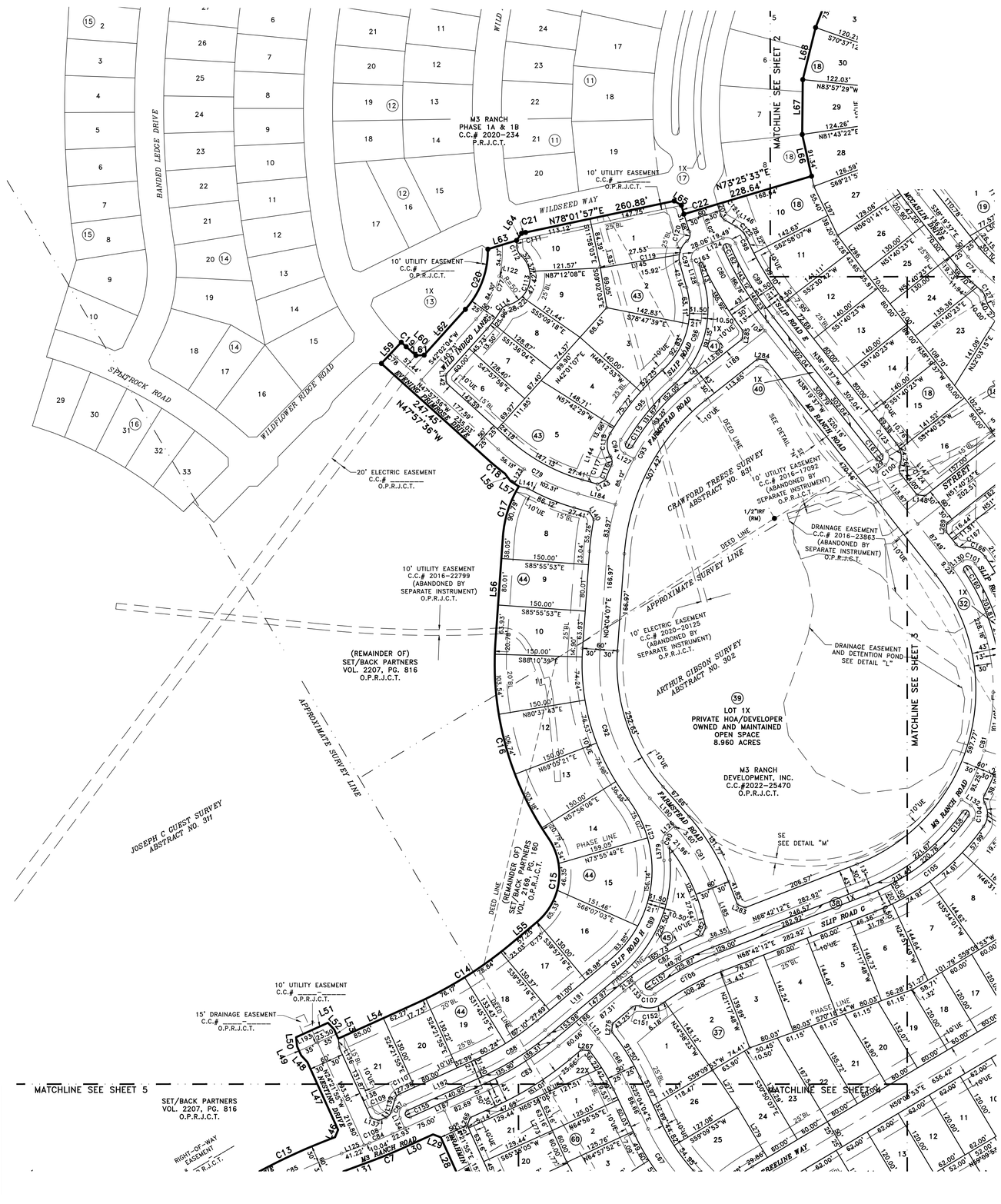
JOB NO. 0013 CASE NO. SD#22-008



100 0 100

1 INCH = 100 FT.



LEGEND

P.R.J.C.T.	PLAT RECORDS, JOHNSON COUNTY, TEXAS
"JACOBS"	5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" FOUND
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WME	WALL MAINTENANCE EASEMENT
	STREET NAME CHANGE

PLAT FILED _____, 20__

INSTRUMENT#: _____ - _____

DRAWER _____ SLIDE _____

BECKY IVEY, JOHNSON COUNTY CLERK

BY _____ DEPUTY CLERK

AFTER RECORDING, RETURN TO CITY OF MANSFIELD
1200 E. BROAD STREET, MANSFIELD, TX 76063

FINAL PLAT
M3 RANCH, PHASE 2A & 2B

BEING 183.409 ACRES IN THE ARTHUR GIBSON SURVEY, ABSTRACT NO. 302, THE JOSEPH C. GUEST SURVEY, ABSTRACT NO. 311, THE RB & FA ENGLISH SURVEY, ABSTRACT NO. 254 AND THE CRAWFORD TREESE SURVEY, ABSTRACT NO. 831 CITY OF MANSFIELD, JOHNSON COUNTY, TEXAS

490 RESIDENTIAL LOTS & 21 OPEN SPACE LOTS

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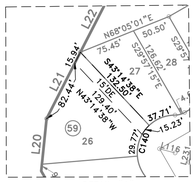
JOB NO. 0013 CASE NO. SD#22-008



DETAIL "A"
15' DE
SCALE 1"=100'

DETAIL "B"
SE (X2)
SCALE 1"=100'

DETAIL "C"
SE
SCALE 1"=100'

DETAIL "D"
DETENTION POND & DE
SCALE 1"=100'

DETAIL "E"
SE
SCALE 1"=100'

DETAIL "F"
SE (X2)
SCALE 1"=100'

DETAIL "G"
DE
SCALE 1"=100'

DETAIL "H"
SE
SCALE 1"=100'

DETAIL "I"
SE
SCALE 1"=100'

DETAIL "J"
SE
SCALE 1"=100'

DETAIL "K"
SE
SCALE 1"=100'

DETAIL "L"
DETENTION POND & DE
SCALE 1"=100'

DETAIL "M"
SE
SCALE 1"=100'

DETAIL "N"
SE
SCALE 1"=100'

FINAL PLAT
M3 RANCH,
PHASE 2A & 2B

BEING 183.409 ACRES IN THE
ARTHUR GIBSON SURVEY,
ABSTRACT NO. 302,
THE JOSEPH C. GUEST SURVEY,
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ABSTRACT NO. 831
CITY OF MANSFIELD,
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490 RESIDENTIAL LOTS
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DATE OF PREPARATION: NOVEMBER 2022

OWNER/DEVELOPER:
M3 RANCH DEVELOPMENT, INC.
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JOB NO. 0013 CASE NO. SD#22-008

SHEET 7 OF 10

PLAT FILED ______________________________, 20__
INSTRUMENT#: _________ - ___________
DRAWER ___________ SLIDE ___________
BECKY IVEY, JOHNSON COUNTY CLERK
BY ____ DEPUTY CLERK

AFTER RECORDING, RETURN TO CITY OF MANSFIELD
1200 E. BROAD STREET, MANSFIELD, TX 76063

LINE	BEARING	DISTANCE
L1	S30°30’09”E	142.39’
L2	S59°29’48”W	120.07’
L3	S30°30’09”E	95.65’
L4	N20°16’24”W	120.00’
L5	S69°43’36”W	167.12’
L6	S57°20’31”E	25.00’
L7	S19°58’35”E	135.36’
L8	S67°14’14”W	115.07’
L9	N75°15’37”W	105.17’
L10	S50°39’46”E	144.95’
L11	S60°02’45”W	50.00’
L12	S29°57’15”E	21.90’
L13	S15°02’45”W	14.14’
L14	N75°23’29”W	14.25’
L15	N30°50’07”W	10.00’
L16	S59°09’53”W	50.00’
L17	S30°50’07”E	9.23’
L18	S14°36’07”W	14.03’
L19	S60°02’45”W	89.48’
L20	N05°52’32”E	69.42’
L21	N26°56’14”E	98.38’
L22	N27°08’47”E	88.98’
L23	N32°20’25”W	177.58’
L24	N41°58’53”W	121.35’
L25	N16°46’50”W	197.99’
L26	N65°38’05”E	44.79’
L27	N20°38’05”E	14.14’
L28	N24°21’55”W	78.95’
L29	N69°21’55”W	14.14’
L30	S65°38’05”W	62.93’
L31	S69°40’54”W	51.26’
L32	S20°05’44”W	12.95’
L33	S72°49’49”W	51.18’
L34	N65°55’16”W	15.75’
L35	S54°03’30”W	14.14’
L36	N09°03’30”E	80.00’
L37	S35°56’30”E	14.14’
L38	N29°04’08”E	13.38’
L39	N73°36’07”E	50.11’
L40	S64°08’37”E	13.96’
L41	N59°30’56”E	159.49’
L42	N14°30’56”E	14.14’
L43	N59°30’56”E	50.00’
L44	S75°29’04”E	14.14’
L45	N59°30’56”E	55.30’
L46	N22°39’19”E	13.63’
L47	N24°21’55”W	127.60’
L48	N42°48’01”W	15.81’
L49	N24°21’55”W	17.00’
L50	N05°55’49”W	15.81’
L51	N65°38’05”E	60.00’
L52	S42°48’01”E	15.81’
L53	S24°21’55”E	17.00’
L54	N65°38’05”E	147.27’
L55	N50°02’44”E	57.25’
L56	N04°04’07”E	181.98’
L57	N57°11’53”W	17.01’
L58	N36°30’47”W	16.09’
L59	N43°06’24”E	50.00’
L60	S47°57’54”E	22.64’
L61	N87°02’04”E	14.14’
L62	N42°02’04”E	105.73’
L63	N73°03’07”E	51.47’
L64	N35°01’34”E	14.97’
L65	S58°19’55”E	14.47’
L66	N12°37’30”W	73.31’
L67	N00°35’33”E	94.18’
L68	N13°49’50”E	92.02’
L69	N21°16’46”E	143.14’
L70	S68°43’55”E	119.97’
L71	S21°16’05”W	37.44’
L72	S68°43’55”E	170.00’
L73	N53°49’28”E	19.59’
L74	N20°06’09”W	40.00’
L75	N69°53’51”E	125.00’
L76	N76°04’09”W	117.89’
L77	N67°55’05”E	107.15’
L78	S22°25’59”E	127.91’
L79	S23°34’02”E	149.97’
L80	S58°04’56”E	99.92’
L81	N77°27’36”E	21.30’
L82	N46°13’48”E	30.94’
L83	N37°02’32”E	174.38’
L84	S87°22’56”E	27.98’
L85	N60°05’07”E	71.20’
L86	S29°54’53”E	97.62’
L87	N66°08’08”E	121.94’
L88	S55°44’13”W	120.00’
L89	S31°26’53”E	48.95’
L90	N60°05’07”E	120.00’
L91	S62°34’43”W	126.94’
L92	S28°02’22”E	51.79’
L93	S28°02’22”E	33.23’
L94	S63°57’31”E	100.81’
L95	N26°02’29”E	80.31’
L96	S54°49’40”E	50.24’
L97	N74°40’38”E	14.11’
L98	S63°57’31”E	114.21’
L99	S18°57’31”E	14.14’
L100	S26°02’29”W	146.81’
L101	S59°01’48”E	60.00’
L102	N74°13’13”E	14.46’
L103	S62°05’32”E	20.02’
L104	S37°51’12”E	141.02’
L105	S36°04’31”E	97.66’
L106	S22°48’43”E	50.05’
L107	S25°34’42”E	63.64’
L108	N59°30’03”E	7.70’
L109	S30°29’57”E	170.00’
L110	S59°30’00”W	100.00’
L111	N58°40’53”E	27.78’
L112	N70°01’25”E	25.00’
L113	N14°09’53”E	28.28’
L114	S81°20’40”E	19.44’
L115	N28°55’50”E	17.52’
L116	S74°57’15”E	21.21’
L117	S51°21’20”E	24.60’
L118	S56°02’30”E	55.82’
L119	S39°20’14”W	47.36’
L120	N47°20’36”E	27.48’
L121	N39°57’16”W	34.07’
L122	S75°34’02”E	3.17’
L123	N32°50’42”E	24.54’
L124	N67°35’57”E	47.55’
L125	N69°40’54”E	51.26’
L126	S48°50’07”W	19.51’
L127	N61°42’37”W	18.92’
L128	N15°42’40”W	42.15’
L129	S51°40’23”W	19.25’
L130	N53°11’05”E	20.85’
L131	N89°27’54”W	18.87’
L132	S57°35’04”E	18.87’
L133	S37°38’01”E	19.53’
L134	N24°21’55”W	19.25’
L135	N10°19’46”E	13.32’
L136	S05°55’49”E	15.81’
L137	S69°12’47”E	14.10’
L138	N65°38’05”E	2.51’
L139	N16°41’33”E	22.15’
L140	N30°54’10”W	14.63’
L141	N77°54’07”W	15.94’
L142	S02°57’56”E	14.14’
L143	N63°05’47”E	14.63’
L144	N30°01’08”W	3.08’
L145	S80°24’52”W	137.45’
L146	S59°59’46”E	22.56’
L147	S14°50’01”W	7.34’
L148	S83°19’37”E	14.14’
L149	N24°53’51”E	14.14’
L150	N65°06’09”W	14.14’
L151	S71°42’17”E	12.86’
L152	N24°53’51”E	14.14’
L153	S65°06’09”E	14.14’
L154	S24°53’51”W	14.14’
L155	S65°06’09”E	14.14’
L156	N49°19’09”E	14.06’
L157	N39°09’08”W	14.60’
L158	S47°06’35”W	14.60’
L159	S42°27’58”E	13.78’
L160	S05°50’03”W	14.46’
L161	S65°16’24”E	14.14’
L162	N59°30’03”E	7.70’
L163	S26°24’58”W	14.55’
L164	N65°16’24”W	14.14’
L165	N24°43’36”E	14.14’
L166	S78°22’56”E	13.69’
L167	N08°28’38”E	13.81’
L168	N81°32’28”W	14.46’
L169	S47°39’59”W	14.46’
L170	S65°16’24”E	14.14’
L171	S24°43’36”W	14.14’
L172	S65°16’24”E	14.14’
L173	S24°43’36”W	14.14’
L174	N65°16’24”W	14.14’
L175	S24°43’36”W	14.14’
L176	N27°48’08”W	14.14’
L177	S62°11’52”W	14.14’
L178	S48°10’50”E	70.41’
L179	N69°53’51”E	97.23’
L180	N69°53’51”E	97.23’
L181	N54°48’28”E	85.92’
L182	S69°43’36”W	85.29’
L183	N30°30’09”W	91.13’
L184	S73°54’11”E	66.69’
L185	S21°17’48”E	81.85’
L186	S50°02’44”W	147.97’
L187	S65°38’05”W	180.62’
L188	N30°29’04”W	40.00’
L189	S51°40’23”W	153.65’
L190	S41°09’53”E	67.66’
L191	S50°02’44”W	154.19’
L192	S65°38’05”W	140.95’
L193	N65°38’05”E	70.00’
L194	N65°38’05”E	79.79’
L195	N42°39’24”W	94.79’
L196	S26°15’55”E	64.37’
L197	N60°02’45”E	70.00’
L198	N75°23’41”W	14.25’
L199	N15°02’45”E	14.14’
L200	N71°10’31”W	14.58’
L201	S50°17’35”W	60.73’
L202	S84°20’14”W	14.14’
L203	N59°09’53”E	25.00’
L204	N48°08’48”E	75.02’
L205	N43°16’56”E	74.33’
L206	N59°09’53”E	79.87’
L207	S78°57’30”W	14.14’
L208	S08°39’20”W	15.43’
L209	N05°39’46”W	14.14’
L210	N75°50’07”W	14.14’
L211	N14°09’53”E	14.14’
L212	S75°50’07”E	14.14’
L213	S14°09’53”W	14.14’
L214	N75°50’07”W	14.14’
L215	N11°02’30”W	14.14’
L216	S75°50’07”E	14.14’
L217	S43°31’52”E	73.85’
L218	S14°09’53”W	14.14’
L219	S14°36’19”W	14.03’
L220	N62°15’31”W	16.90’
L221	N15°02’45”E	14.14’
L222	S75°50’07”E	14.14’
L223	N60°02’45”E	201.65’
L224	N55°51’40”E	70.44’
L225	N49°41’16”E	70.44’
L226	N43°26’15”E	70.44’
L227	N37°08’07”E	71.60’
L228	N43°05’22”E	79.80’
L229	S12°35’06”W	14.53’
L230	N74°57’15”W	14.14’
L231	N15°02’45”E	14.14’
L232	S75°50’07”E	14.14’
L233	N58°07’33”E	68.82’
L234	N49°42’18”E	59.69’
L235	N38°46’34”E	59.65’
L236	N35°21’14”E	42.85’
L237	N34°33’43”E	48.97’
L238	N40°52’39”E	47.42’
L239	N48°32’14”E	47.42’
L240	N56°41’10”E	57.70’
L241	N14°09’53”E	14.14’
L242	N71°50’50”E	14.40’
L243	N15°21’30”W	14.56’
L244	N62°11’52”E	14.14’
L245	N77°24’28”E	13.89’
L246	N19°38’38”W	15.66’
L247	S16°04’08”E	14.40’
L248	N75°50’07”W	14.14’
L249	N14°09’53”E	14.14’
L250	N78°04’50”E	14.56’
L251	S42°01’35”W	53.69’
L252	S27°48’08”E	14.14’
L253	S86°28’31”W	14.52’
L254	N03°45’24”E	14.37’
L255	N61°13’09”E	13.90’
L256	N50°10’18”E	81.21’
L257	N59°02’44”E	50.52’
L258	N53°32’00”E	48.18’
L259	N45°09’38”E	48.18’
L260	N36°47’16”E	48.18’
L261	N28°24’54”E	48.18’
L262	N20°07’22”E	48.63’
L263	N17°11’52”E	111.83’
L264	S07°29’32”E	14.66’
L265	N78°27’09”W	13.25’
L266	N20°38’05”E	14.14’
L267	S84°47’58”E	14.10’
L268	S62°25’24”W	25.00’
L269	S60°02’45”W	63.20’
L270	N42°35’35”W	97.64’
L271	N39°54’42”W	74.65’
L272	N29°34’01”W	73.25’
L273	N24°21’55”W	123.16’
L274	S28°46’51”E	14.38’
L275	N87°26’27”W	14.20’
L276	N05°10’47”E	14.18’
L277	S33°43’37”E	77.39’
L278	S64°29’28”W	14.25’
L279	N30°50’07”W	100.00’
L280	S17°11’52”W	124.72’
L281	S35°59’27”W	107.26’
L282	N26°43’02”E	14.98’
L283	N66°17’48”W	14.14’
L284	S83°19’37”E	14.14’
L285	S07°02’14”W	14.23’
L286	N30°57’53”W	14.64’
L287	N11°20’55”W	85.68’
L288	N70°01’25”E	110.42’
L289	N06°40’23”E	14.14’
L290	S40°40’51”E	14.23’
L291	N05°11’25”W	25.00’
L292	N85°29’21”E	25.00’
L293	S72°48’08”E	80.19’
L294	S81°51’14”E	55.91’
L295	N82°30’53”E	53.93’
L296	N36°46’45”W	77.91’
L297	N25°48’02”W	93.60’
L298	N75°02’24”W	17.84’
L299	N10°36’08”E	13.47’
L300	S65°21’22”W	74.59’
L301	S62°47’01”W	63.68’
L302	N60°05’17”E	81.22’
L303	S24°03’07”W	69.53’
L304	S28°46’12”W	46.70’
L305	S38°18’52”W	46.07’
L306	S47°35’11”W	46.07’
L307	S56°51’31”W	46.07’
L308	S66°07’50”W	46.07’
L309	S75°24’09”W	46.07’
L310	S84°40’28”W	46.07’
L311	N86°03’12”W	46.07’
L312	N76°46’02”W	46.21’
L313	S33°43’07”E	2.50’
L314	S70°18’28”W	2.50’
L315	N49°47’02”E	2.50’
L316	S25°01’52”E	2.50’
L317	S51°57’45”E	2.00’
L318	N48°20’03”W	2.00’
L319	S69°58’55”E	44.47’
L320	S25°13’38”E	53.86’
L321	S17°14’59”E	108.44’
L322	S42°19’10”E	35.52’
L323	S10°42’52”E	59.33’
L324	N69°43’36”E	73.77’
L325	S69°43’36”W	77.02’
L326	S10°42’52”E	9.96’
L327	S05°01’00”E	43.01’
L328	S32°35’48”W	51.51’
L329	S81°03’28”E	2.50’
L330	N57°19’30”W	2.50’
L331	N38°12’13”W	2.50’
L332	N51°47’47”E	5.59’
L333	N70°12’18”E	16.70’
L334	N88°36’50”E	4.60’
L335	S01°23’10”E	2.50’
L336	N64°58’35”W	19.08’
L337	N25°01’25”E	15.00’
L338	S64°58’35”E	24.84’
L339	N86°21’37”E	2.50’
L340	S57°58’05”E	1.99’
L341	N37°21’25”W	2.00’
L342	S53°55’46”W	2.00’
L343	N81°26’02”E	2.00’
L344	N38°19’37”W	2.00’
L345	S02°03’18”W	2.00’
L346	S71°58’33”W	25.79’
L347	S51°40’23”W	114.01’
L348	S72°48’08”E	19.31’
L349	N72°48’08”W	22.03’
L350	S28°37’46”W	35.45’
L351	S59°02’43”W	67.64’
L352	S83°14’56”W	84.19’
L353	N64°40’47”W	83.23’
L354	N36°44’36”W	80.35’
L355	N08°17’43”W	56.38’
L356	N19°43’09”E	124.44’
L357	N10°33’07”E	49.56’
L358	N10°04’49”W	56.33’
L359	N24°02’26”W	58.36’
L360	N00°29’05”W	31.40’
L361	N21°37’48”E	34.14’
L362	N54°02’04”E	31.10’
L363	N75°40’51”E	32.71’
L364	S83°30’07”E	36.44’
L365	S57°57’20”E	38.51’
L366	S14°39’57”E	54.37’
L367	N81°40’23”E	10.72’
L368	N51°40’23”E	21.15’
L369	S38°19’37”E	15.00’
L370	S51°40’23”W	25.17’
L371	S81°40’23”W	13.08’
L372	S14°39’57”E	5.61’
L373	S01°55’42”E	28.28’
L374	S04°59’21”E	97.41’
L375	S54°31’36”E	138.00’
L376	S15°00’23”E	56.07’
L377	S05°31’55”W	60.25’
L378	S28°37’46”W	15.91’
L379	S04°18’12”E	31.89’
L380	N42°10’17”E	2.00’
L381	S56°27’09”E	2.00’
L382	S43°30’32”W	2.00’
L383	N21°31’40”W	2.00’

CURVE	CENTRAL ANGLE	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	001°36’20”	375.00’	S70°31’46”W	10.51’	10.51’
C2	052°38’04”	50.00’	S06°20’27”W	44.33’	45.93’
C3	019°49’39”	375.00’	S40°44’57”E	129.12’	129.77’
C4	020°42’31”	275.00’	S40°18’30”E	98.85’	99.39’
C5	037°01’35”	565.00’	S78°33’33”W	358.80’	365.12’
C6	007°33’20”	150.00’	N69°24’45”E	19.77’	19.78’
C7	004°02’49”	630.00’	S67°39’30”W	44.49’	44.50’
C8	010°09’58”	970.00’	S64°35’55”W	171.88’	172.11’
C9	009°43’13”	555.00’	S64°22’33”W	94.04’	94.16’
C10	022°30’05”	555.00’	S87°48’27”W	216.56’	217.96’
C11	021°23’55”	495.00’	N88°21’32”E	183.80’	184.87’
C12	010°02’13”	495.00’	N64°32’03”E	86.60’	86.71’
C13	010°06’45”	1029.93’	N64°34’18”E	181.54’	181.78’
C14	015°35’20”	708.50’	N57°50’25”E	192.17’	192.77’
C15	084°21’28”	108.50’	N07°52’00”E	145.70’	159.75’
C16	038°22’51”	530.00’	N15°07’19”W	348.43’	355.03’
C17	027°09’53”	191.50’	N17°39’03”E	89.95’	90.79’
C18	005°35’56”	375.00’	N50°45’54”W	36.63’	36.64’
C19	001°59’39”	324.37’	S47°53’22”E	11.29’	11.29’
C20	043°05’08”	150.00’	N20°29’30”E	110.16’	112.80’
C21	000°51’04”	475.00’	N77°36’25”E	7.06’	7.06’
C22	001°25’23”	630.00’	S15°51’46”E	15.65’	15.65’
C23	000°32’27”	1867.00’	N13°39’37”E	17.62’	17.62’
C24	072°24’02”	20.00’	N49°34’00”E	23.62’	25.27’
C25	106°53’11”	50.00’	N32°19’26”E	80.33’	93.28’
C26	014°57’15”	300.00’	N60°26’27”E	78.08’	78.30’
C27	161°51’02”	50.00’	S74°20’26”E	98.75’	141.24’
C28	006°15’16”	575.00’	S20°27’53”E	62.74’	62.77’
C29	025°09’17”	625.00’	S29°54’53”E	272.20’	274.39’
C30	008°13’44”	575.00’	S38°22’39”E	82.51’	82.58’
C31	004°10’25”	225.00’	N28°07’41”E	16.39’	16.39’
C32	004°55’43”	595.00’	S28°30’20”W	51.17’	51.18’
C33	009°55’35”	685.00’	S34°57’45”W	118.53’	118.68’
C34	002°51’52”	325.00’	N60°55’58”E	16.25’	16.25’
C35	1°16’40”	275.00’	S31°08’30”E	6.13’	6.13’
C36	90°00’00”	250.00’	N24°43’36”E	353.55’	392.70’
C37	10°16’05”	250.00’	N64°35’34”E	44.74’	44.80’
C38	17°34’48”	500.00’	N29°03’48”W	152.81’	153.42’
C39	63°41’23”	625.00’	N62°48’53”E	659.53’	694.75’
C40	24°45’44”	525.00’	N82°16’43”E	225.13’	226.90’
C41	18°13’27”	1200.00’	N60°47’07”E	380.08’	381.69’
C42	86°25’09”	435.00’	N69°15’03”E	595.66’	656.11’
C43	3°33’07”	200.00’	N27°49’02”E	12.40’	12.40’
C44	14°55’08”	250.00’	S62°16’02”W	64.91’	65.10’
C45	24°15’07”	250.00’	S08°08’50”E	105.03’	105.82’
C46	37°28’16”	350.00’	S88°27’44”W	224.84’	228.90’
C47	37°10’27”	250.00’	N01°23’21”W	159.37’	162.20’
C48	41°58’01”	475.00’	N38°10’52”E	340.19’	347.92’
C49	25°12’23”	500.00’	N46°33’41”E	218.20’	219.97’
C50	26°05’15”	350.00’	N47°00’07”E	157.99’	159.36’
C51	10°17’53”	800.00’	N63°47’17”W	143.60’	143.79’
C52	48°49’29”	200.00’	N44°31’29”W	165.32’	170.43’
C53	31°16’32”	225.00’	N43°31’37”E	121.30’	122.82’
C54	25°12’23”	350.00’	N46°33’41”E	152.74’	153.98’
C55	26°05’15”	500.00’	N47°00’07”E	225.70’	227.66’
C56	19°49’39”	400.00’	S40°44’57”E	137.73’	138.42’
C57	20°42’31”	250.00’	S40°18’30”E	89.87’	90.36’
C58	25°12’23”	350.00’	N46°33’41”E	152.74’	153.98’
C59	14°11’19”	350.00’	N41°03’09”E	86.45’	86.67’
C60	19°49’39”	500.00’	S49°15’03”W	172.16’	173.03’
C61	25°12’23”	250.00’	S43°26’19”E	109.10’	109.98’
C62	18°07’08”	300.00’	N69°06’19”E	94.47’	94.87’
C63	12°43’46”	450.00’	S36°19’08”E	99.77’	99.98’
C64	18°19’06”	450.00’	S33°31’28”E	143.26’	143.87’
C65	7°33’35”	175.00’	N69°24’52”E	23.07’	23.09’
C66	14°53’12”	350.00’	S32°30’40”E	90.68’	90.94’
C67	17°35’20”	350.00’	S33°51’44”E	107.02’	107.44’
C68	16°23’30”	350.00’	S34°27’39”E	99.79’	100.13’
C69	25°05’25”	250.00’	S38°48’37”E	108.60’	109.48’
C70	11°49’17”	350.00’	N53°15’14”E	72.09’	72.21’
C71	43°55’27”	350.00’	N37°12’09”E	261.80’	268.32’
C72	8°21’36”	1395.00’	S65°43’03”W	203.36’	203.54’
C73	22°34’02”	175.00’	S72°49’16”W	68.48’	68.93’
C74	9°51’14”	200.00’	S43°15’13”E	34.35’	34.40’
C75	59°35’41”	250.00’	S08°31’46”E	248.47’	260.03’
C76	12°40’30”	1685.00’	S63°33’36”W	372.00’	372.76’
C77	45°24’14”	175.00’	S19°19’57”W	135.08’	138.68’
C78	1°57’25”	350.00’	S47°52’18”E	11.95’	11.95’
C79	25°56’15”	350.00’	N60°56’04”W	157.09’	158.44’
C80	21°45’10”	600.00’	S27°27’02”E	226.43’	227.79’
C81	107°01’49”	350.00’	S15°11’18”W	562.81’	653.81’
C82	18°39’28”	525.00’	N59°22’28”E	170.21’	170.96’
C83	15°35’21”	525.00’	N57°50’25”E	142.40’	142.84’
C84	4°02’49”	600.00’	S67°39’30”W	42.37’	42.38’
C85	10°09’58”	1000.00’	N64°35’55”E	177.20’	177.43’
C86	39°32’33”	525.00’	N79°17’13”E	355.18’	362.33’
C87	90°00’00”	16.75’	S20°38’05”W	23.69’	26.31’
C88	15°35’21”	489.00’	S57°50’25”W	132.64’	133.05’
C89	56°51’27”	221.00’	S24°07’31”W	210.42’	219.31’
C90	53°08’19”	16.75’	S22°15’57”W	14.98’	15.53’
C91	19°52’05”	350.00’	S31°13’50”E	120.76’	121.37’
C92	45°14’00”	350.00’	N18°32’53”W	269.19’	276.31’
C93	47°36’17”	400.00’	N27°52’15”E	322.87’	332.34’
C94	92°17’23”	16.75’	N15°33’56”W	24.16’	26.98’
C95	17°45’23”	436.00’	N39°27’27”E	134.58’	135.12’
C96	64°02’49”	160.50’	N16°18’45”E	170.22’	179.41’
C97	83°18’37”	16.75’	N25°56’39”E	22.27’	24.36’
C98	88°20’50”	16.75’	S68°13’38”E	23.34’	25.83’
C99	14°16’24”	564.00’	S31°11’25”E	140.14’	140.50’
C100	90°00’00”	16.75’	S06°40’23”W	23.69’	26.31’
C101	85°47’44”	16.75’	S77°07’52”E	22.80’	25.08’
C102	32°10’07”	386.00’	S18°08’57”E	213.88’	216.72’
C103	92°36’00”	16.75’	S44°14’07”W	24.22’	27.07’
C104	92°36’00”	16.75’	S11°17’04”E	24.22’	27.07’
C105	33°41’23”	385.98’	S51°51’34”W	223.70’	226.96’
C106	14°26’08”	489.00’	N61°29’09”E	122.88’	123.20’
C107	88°12’42”	16.75’	S81°44’23”E	23.32’	25.79’
C108	1°14’55”	570.00’	N66°15’32”E	12.42’	12.42’
C109	48°56’32”	15.00’	N41°09’49”E	12.43’	12.81’
C110	48°56’32”	15.00’	N41°09’49”E	12.43’	12.81’
C111	3°13’39”	200.00’	S03°28’46”E	11.26’	11.27’
C112	45°35’19”	20.00’	S24°39’36”E	15.50’	15.91’
C113	123°46’27”	50.00’	N14°25’58”E	88.20’	108.01’
C114	45°35’19”	20.00’	S53°31’33”W	15.50’	15.91’
C115	180°00’00”	6.25’	N59°25’14”W	12.50’	19.63’
C116	3°41’36”	430.00’	N22°36’33”E	27.71’	27.72’
C117	55°19’20”	14.79’	N02°46’53”W	13.73’	14.28’
C118	60°35’53”	37.75’	N00°16’49”E	38.09’	39.93’
C119	65°57’03”	37.75’	N17°15’52”E	41.09’	43.45’
C120	69°41’42”	14.50’	N15°23’33”E	16.57’	17.64’
C121	41°24’41”	15.00’	S39°17’25”E	10.61’	10.84’
C122	35°56’33”	44.00’	S42°01’29”E	27.15’	27.60’
C123	53°09’37”	37.75’	S11°44’48”E	33.78’	35.03’
C124	53°09’37”	15.00’	S11°44’48”E	13.42’	13.92’
C125	28°51’48”	20.00’	S56°20’18”W	9.97’	10.08’
C126	126°17’28”	50.00’	N74°56’52”W	89.22’	110.21’
C127	36°22’42”	20.00’	N29°59’29”W	12.49’	12.70’
C128	46°42’51”	20.00’	S82°22’35”W	15.86’	16.31’
C129	279°48’21”	50.00’	N18°55’20”E	64.41’	244.18’
C130	53°49’43”	20.00’	N48°05’21”W	18.11’	18.79’
C131	2°45’07”	175.00’	S27°25’02”W	8.40’	8.41’
C132	250°31’43”	50.00’	N34°45’34”E	81.65’	218.63’
C133	69°42’58”	25.01’	S55°38’29”E	28.59’	30.43’
C134	33°31’31”	250.00’	N47°15’55”W	144.20’	146.28’
C135	11°53’25”	350.00’	N23°32’02”W	72.50’	72.63’
C136	2°33’54”	175.00’	N18°52’17”W	7.83’	7.83’
C137	8°51’55”	397.36’	N84°02’30”E	61.42’	61.48’
C138	138°50’04”	50.00’	N62°30’05”W	93.62’	121.16’
C139	29°55’35”	25.00’	N44°55’02”W	12.91’	13.06’
C140	149°51’10”	50.00’	N15°02’45”E	96.56’	130.77’
C141	29°55’35”	25.00’	N75°00’33”E	12.91’	13.06’
C142	21°02’22”	25.00’	S48°38’42”W	9.13’	9.18’
C143	132°04’44”	50.00’	N75°50’07”W	91.38’	115.26’
C144	21°02’22”	25.00’	N20°18’56”W	9.13’	9.18’
C145	29°55’35”	25.00’	S63°06’36”W	12.91’	13.06’
C146	138°50’06”	50.00’	S08°39’20”W	93.62’	121.16’
C147	29°55’35”	25.00’	S45°47’55”E	12.91’	13.06’
C148	48°11’23”	25.00’	S03°58’57”W	20.41’	21.03’
C149	276°22’46”	50.00’	N69°53’16”E	66.67’	241.19’
C150	48°11’23”	25.00’	N44°12’25”W	20.41’	21.03’
C151	60°17’34”	15.03’	N82°13’47”E	15.10’	15.82’
C152	58°22’07”	37.75’	N83°22’37”E	36.82’	38.46’
C154	56°23’02”	15.00’	N00°48’19”W	14.17’	14.76’
C153	29°39’50”	37.75’	S20°12’19”W	19.33’	19.54’
C155	180°00’00”	6.25’	N24°21’55”W	12.50’	19.63’
C156	35°07’03”	294.00’	S65°23’14”E	177.39’	180.20’
C157	180°25’07”	6.25’	N35°38’12”W	12.50’	19.68’
C158	180°00’00”	6.25’	S54°59’04”E	12.50’	19.63’
C159	180°00’00”	6.25’	S87°56’07”W	12.50’	19.63’
C160	180°00’12”	6.25’	S55°46’06”W	12.50’	19.64’
C161	180°00’00”	6.25’	N51°40’23”E	12.50’	19.63’
C162	180°00’00”	6.25’	N65°56’47”E	12.50’	19.63’
C163	170°55’40”	3.00’	S69°45’10”W	5.98’	8.95’
C164	57°23’01”	15.00’	N33°32’17”E	14.40’	15.02’
C165	64°17’41”	37.75’	N30°04’57”E	40.17’	42.36’
C166	63°41’42”	37.75’	N66°04’52”W	39.84’	41.97’
C167	59°36’06”	15.00’	N68°07’40”W	14.91’	15.60’
C168	65°31’56”	579.38’	N58°47’22”E	627.14’	662.67’
C169	15°24’51”	669.35’	N61°59’39”E	179.53’	180.07’
C170	2°43’49”	350.01’	N60°51’57”E	16.68’	16.68’
C171	75°58’25”	117.85’	S18°17’41”W	145.07’	156.27’
C172	47°47’52”	127.85’	N16°04’57”E	103.59’	106.66’
C173	47°33’30”	127.85’	N75°52’16”W	103.10’	106.12’
C174	74°48’54”	117.85’	S77°37’25”E	143.19’	153.89’
C175	20°14’31”	84.97’	S27°55’00”W	29.86’	30.02’
C176	8°35’49”	87.54’	S22°47’29”W	13.12’	13.13’
C177	29°29’46”	94.50’	S41°20’34”W	48.11’	48.65’
C178	12°30’17”	116.78’	S47°55’06”W	25.44’	25.49’
C179	27°21’53”	84.50’	N40°14’52”E	39.98’	40.36’
C180	8°35’11”	77.54’	N22°49’43”E	11.61’	11.62’
C181	0°47’40”	94.97’	N18°13’54”E	1.32’	1.32’
C182	4°22’31”	94.00’	S06°45’16”W	7.18’	7.18’
C183	28°46’06”	280.00’	S18°57’03”W	139.12’	140.59’
C184	0°39’36”	95.00’	S33°00’18”W	1.09’	1.09’
C185	7°19’26”	270.00’	N17°11’52”E	34.49’	34.51’
C186	18°24’31”	20.00’	N61°00’03”E	6.40’	6.43’
C187	18°24’31”	20.00’	N79°24’34”E	6.40’	6.43’
C188	11°40’20”	145.00’	S09°28’33”E	29.49’	29.54’
C189	18°33’16”	305.00’	S06°02’06”E	98.34’	98.77’
C190	13°57’23”	96.60’	S03°52’52”E	23.47’	23.53’
C191	18°25’26”	295.00’	N06°02’30”W	94.45’	94.86’
C192	4°43’14”	195.00’	S25°01’46”W	16.06’	16.07’
C193	34°46’28”	255.00’	S40°03’23”W	152.40’	154.77’
C194	4°51’29”	189.75’	S55°04’19”W	16.08’	16.09’
C195	15°20’49”	245.00’	N40°03’23”E	65.43’	65.62’
C196	2°45’05”	20.50’	N37°26’47”W	0.98’	0.98’
C197	36°12’01”	144.50’	N20°43’33”W	89.79’	91.30’
C198	5°56’28”	47.50’	N05°35’44”W	4.92’	4.92’
C199	7°04’34”	1357.32’	N64°27’22”E	167.53’	167.63’
C200	5°31’35”	2994.00’	N65°13’51”E	288.67’	288.79’
C201	0°19’11”	663.09’	N62°37’39”E	3.70’	3.70’
C202	18°56’40”	651.09’	S82°34’58”W	214.30’	215.28’
C203	8°22’25”	651.09’	S66°39’16”W	95.07’	95.16’
C204	5°31’35”	3006.00’	S65°13’51”W	289.83’	289.94’
C205	9°21’42”	1345.32’	S63°18’48”W	219.57’	219.81’
C206	6°57’34”	494.00’	S55°09’10”W	59.97’	60.00’
C207	64°05’37”	294.00’	N65°35’39”E	312.00’	328.88’
C208	42°10’06”	304.00’	S76°32’49”W	218.72’	223.74’
C209	28°23’44”	304.00’	N68°44’19”W	149.12’	150.66’
C210	26°47’01”	50.00’	S78°27’48”E	23.16’	23.37’
C211	29°00’01”	345.00’	S40°08’25”E	172.76’	174.62’
C212	0°51’12”	304.00’	S54°12’50”E	4.53’	4.53’
C213	8°08’57”	294.00’	N50°33’57”W	41.78’	41.82’
C214	29°00’01”	355.00’	N40°08’25”W	177.77’	179.68’
C215	6°13’23”	640.00’	N28°45’06”W	69.48’	69.51’
C216	79°39’52”	40.00’	N71°41’44”W	51.24’	55.62’
C217	90°15’33”	200.00’	N07°33’11”E	283.48’	315.06’

PLAT FILED ______________________________, 20__
INSTRUMENT#: ________ - __________
DRAWER __________ SLIDE __________
BECKY IVEY, JOHNSON COUNTY CLERK
BY ____ DEPUTY CLERK

AFTER RECORDING, RETURN TO CITY OF MANSFIELD
1200 E. BROAD STREET, MANSFIELD, TX 76063

FINAL PLAT
M3 RANCH, PHASE 2A & 2B

**BEING 183.409 ACRES IN THE
ARTHUR GIBSON SURVEY,
ABSTRACT NO. 302,
THE JOSEPH C. GUEST SURVEY,
ABSTRACT NO. 311,
THE RB & FA ENGLISH SURVEY,
ABSTRACT NO. 254 AND
THE CRAWFORD TREESE SURVEY,
ABSTRACT NO. 831
CITY OF MANSFIELD,
JOHNSON COUNTY, TEXAS**

**490 RESIDENTIAL LOTS
& 21 OPEN SPACE LOTS**

DATE OF PREPARATION: NOVEMBER 2022

OWNER/DEVELOPER:
M3 RANCH DEVELOPMENT, INC.
3001 KNOX STREET, SUITE 207
DALLAS, TEXAS 75205
CONTACT: BEN LUEDTKE

LJA Surveying, Inc.
3017 West 7th Street
Suite 300
Fort Worth, Texas 76107
Phone 682.747.0800
T.B.P.E.L.S. Firm No. 10194382
CONTACT: AARON C. BROWN
ABROWN@LJASURVEY.COM

JOB NO. 0013 CASE NO. SD#22-008

SHEET 8 OF 10

M3 RANCH, PHASE 2A & 2B LOT AREA TABLE

LOT AREA TABLE			
BLOCK	LOT	AREA (S.F.)	ACRES
6	27	8749	0.201
6	28	8750	0.201
6	29	8750	0.201
6	30	8750	0.201
6	31	8750	0.201
6	32	8750	0.201
6	33	8750	0.201
6	34	8750	0.201
6	35	8999	0.207
6	37	8527	0.196
6	38	7060	0.162
6	39	11421	0.262
6	40	12952	0.297
6	41	13717	0.315
6	42	8280	0.190
6	43	7058	0.162
6	44	7058	0.162
6	45	7059	0.162
6	46	7057	0.162
6	47	7058	0.162
6	48	7058	0.162
6	49	7058	0.162
6	50	6921	0.159
6	51	6564	0.151
18	10	13338	0.306
18	11	12176	0.280
18	12	11166	0.256
18	13	11200	0.257
18	14	11200	0.257
18	15	11205	0.257
18	16	14522	0.333
18	18	8931	0.205
18	19	9094	0.209
18	20	9137	0.210
18	21	9846	0.226
18	22	19050	0.437
18	23	11320	0.260
18	24	9194	0.211
18	25	9099	0.209
18	26	9425	0.216
18	27	9915	0.228
18	28	9620	0.221
18	29	9549	0.219
18	30	9297	0.213
18	31	8539	0.196
18	32	8398	0.193
19	1	10522	0.242
19	2	8658	0.199
19	3	9073	0.208
19	4	9323	0.214

LOT AREA TABLE			
BLOCK	LOT	AREA (S.F.)	ACRES
19	5	9886	0.227
19	6	9789	0.225
19	7	8581	0.197
19	8	8580	0.197
19	9	15064	0.346
20	4	9569	0.220
20	5	8446	0.194
20	6	9033	0.207
20	7	12116	0.278
20	8	18375	0.422
22	2	6000	0.138
22	3	6000	0.138
22	4	6380	0.146
22	5	6434	0.148
22	6	6434	0.148
22	7	6434	0.148
22	8	6433	0.148
22	9	6432	0.148
22	10	6432	0.148
22	11	6431	0.148
22	12	6427	0.148
22	13	6425	0.148
22	14	7878	0.181
25	31	6007	0.138
25	32	6066	0.139
25	33	6549	0.150
27	1X	6903	0.158
27	15	8815	0.202
27	16	3111	0.071
27	17	6000	0.138
27	18	6000	0.138
27	19	6001	0.138
27	20	6000	0.138
27	21	6213	0.143
27	22	6524	0.150
27	23	6593	0.151
27	24	6331	0.145
27	25	6000	0.138
27	26	7448	0.171
28	2	7200	0.165
28	3	7201	0.165
28	4	7200	0.165
28	5	7200	0.165
28	6	7251	0.166
28	7	8217	0.189
28	8	9642	0.221
29	1	8276	0.190
29	2	5999	0.138
29	3	6000	0.138
29	4	6001	0.138

LOT AREA TABLE			
BLOCK	LOT	AREA (S.F.)	ACRES
29	5	6000	0.138
29	6	6000	0.138
29	7	6000	0.138
29	8	6000	0.138
29	9	6000	0.138
29	10	8676	0.199
29	12	6001	0.138
29	13	6000	0.138
29	14	6000	0.138
29	15	6000	0.138
29	16	6001	0.138
29	17	6000	0.138
29	18	6000	0.138
29	19	6000	0.138
29	20	6001	0.138
29	21	6000	0.138
29	22	6000	0.138
29	23	7155	0.164
30	1	7469	0.171
30	2	6001	0.138
30	3	6000	0.138
30	4	6000	0.138
30	5	6000	0.138
30	6	6001	0.138
30	7	6000	0.138
30	8	6000	0.138
30	9	6000	0.138
30	10	6001	0.138
30	11	6000	0.138
30	12	6000	0.138
30	13	8351	0.192
30	14	8670	0.199
30	15	7200	0.165
30	16	7200	0.165
30	17	7201	0.165
30	18	7200	0.165
30	19	7200	0.165
30	20	7201	0.165
30	21	7200	0.165
30	22	7200	0.165
30	23	7201	0.165
30	24	8349	0.192
31	2	9964	0.229
31	3	9187	0.211
31	4	8036	0.184
31	5	7500	0.172
31	6	7500	0.172
31	7	7500	0.172
31	8	7500	0.172
31	9	7500	0.172

LOT AREA TABLE			
BLOCK	LOT	AREA (S.F.)	ACRES
31	10	7500	0.172
31	11	7500	0.172
31	12	7500	0.172
31	13	7500	0.172
31	14	7500	0.172
31	15	7500	0.172
31	16	7501	0.172
31	17	8748	0.201
31	18	8771	0.201
31	19	9657	0.222
31	20	11944	0.274
31	21	9527	0.219
31	22	8196	0.188
31	23	7200	0.165
31	24	10891	0.250
31	25	12926	0.297
31	26	12825	0.294
31	27	10561	0.242
31	28	7500	0.172
31	29	7500	0.172
31	30	7500	0.172
31	31	7500	0.172
31	32	7711	0.177
31	33	10183	0.234
31	34	19271	0.442
31	35	13842	0.318
31	36	13162	0.302
31	37	13092	0.301
31	38	13937	0.320
33	10	16751	0.385
33	11	9250	0.212
33	12	8448	0.194
33	13	8401	0.193
33	14	8400	0.193
33	15	8400	0.193
33	16	8401	0.193
33	17	8400	0.193
33	18	8400	0.193
33	21	13181	0.303
33	22	18057	0.415
33	23	11375	0.261
33	24	12561	0.288
33	25	14712	0.338
33	26	10180	0.234
33	27	12716	0.292
33	28	11040	0.253
33	29	7714	0.177
33	30	7200	0.165
33	31	7200	0.165
33	32	7201	0.165

LOT AREA TABLE			
BLOCK	LOT	AREA (S.F.)	ACRES
33	33	8350	0.192
35	1	10985	0.252
35	2	8400	0.193
35	3	11488	0.264
35	4	8774	0.201
35	5	7625	0.175
35	6	6000	0.138
35	7	6000	0.138
35	8	5999	0.138
35	9	6000	0.138
35	10	6000	0.138
35	11	6000	0.138
35	12	6000	0.138
35	13	6000	0.138
35	14	5999	0.138
35	15	6001	0.138
35	16	7150	0.164
35	17	8350	0.192
35	18	7200	0.165
35	19	7200	0.165
35	20	7200	0.165
35	21	7199	0.165
35	22	7201	0.165
35	23	7200	0.165
35	24	7200	0.165
35	25	7200	0.165
35	26	7200	0.165
35	27	7199	0.165
35	28	11190	0.257
36	1	10579	0.243
36	2	9976	0.229
36	3	10115	0.232
36	4	9762	0.224
36	5	8900	0.204
36	6	8091	0.186
36	7	7440	0.171
36	8	7441	0.171
36	9	7439	0.171
36	10	7440	0.171
36	11	7440	0.171
36	12	7439	0.171
36	13	7440	0.171
36	14	7439	0.171
36	15	7440	0.171
36	16	7440	0.171
36	17	9707	0.223
36	18	10105	0.232
36	19	7021	0.161
36	20	6644	0.153
36	21	6240	0.143

LOT AREA TABLE			
BLOCK	LOT	AREA (S.F.)	ACRES
36	22	6240	0.143
36	23	6240	0.143
36	24	6240	0.143
36	25	6240	0.143
36	26	6241	0.143
36	27	6240	0.143
36	28	6240	0.143
36	29	6240	0.143
36	30	6240	0.143
36	31	6240	0.143
36	32	6246	0.143
36	33	6868	0.158
36	34	6866	0.158
36	35	6868	0.158
36	36	6867	0.158
36	37	6750	0.155
36	38	6120	0.141
36	39	7249	0.166
37	1	16638	0.382
37	2	13040	0.299
37	3	11290	0.259
37	4	11470	0.263
37	5	11648	0.267
37	6	12167	0.279
37	7	12628	0.290
37	8	13619	0.313
37	9	14802	0.340
37	10	17120	0.393
37	11	10033	0.230
37	12	9631	0.221
37	13	9689	0.222
37	14	8980	0.206
37	15	7199	0.165
37	16	7199	0.165
37	17	7200	0.165
37	18	7200	0.165
37	19	7570	0.174
37	20	8279	0.190
37	21	8988	0.206
37	22	9698	0.223
37	23	10395	0.239
37	24	10788	0.248
37	25	12229	0.281
37	26	9562	0.220
43	1	13957	0.320
43	2	13230	0.304
43	3	15163	0.348
43	4	12519	0.287
43	5	20279	0.466
43	6	8939	0.205

LOT AREA TABLE			
BLOCK	LOT	AREA (S.F.)	ACRES
43	7	8132	0.187
43	8	9005	0.207
43	9	11427	0.262
43	10	9662	0.222
44	8	15778	0.362
44	9	12000	0.275
44	10	12266	0.282
44	11	13333	0.306
44	12	13746	0.316
44	13	13287	0.305
44	14	13785	0.316
44	15	15908	0.365
44	16	13491	0.310
44	17	10533	0.242
44	18	11282	0.259
44	19	11183	0.257
44	20	10402	0.239
44	21	12552	0.288
59	1	7422	0.170
59	2	6362	0.146
59	3	6778	0.156
59	4	6798	0.156
59	5	6723	0.154
59	6	7299	0.168
59	7	11718	0.269
59	8	8384	0.192
59	9	6251	0.143
59	10	6250	0.143
59	11	6250	0.143
59	12	6250	0.143
59	13	6250	0.143
59	14	6251	0.143
59	15	6250	0.143
59	16	6251	0.143
59	17	6250	0.143
59	18	6250	0.143
59	19	6250	0.143
59	20	6249	0.143
59	21	6250	0.143
59	22	6250	0.143
59	23	6250	0.143
59	24	6226	0.143
59	25	8411	0.193
59	26	12550	0.288
59	27	7341	0.169
59	28	6176	0.142
59	29	8349	0.192
59	30	9936	0.228
59	31	7275	0.167
59	32	7425	0.170

LOT AREA TABLE			
BLOCK	LOT	AREA (S.F.)	ACRES
59	33	8217	0.189
59	34	8058	0.185
59	35	7673	0.176
59	36	12565	0.288
60	1	7741	0.178
60	2	7526	0.173
60	3	8066	0.185
60	4	7941	0.182
60	5	7329	0.168
60	6	7622	0.175
60	7	8652	0.199
60	8	10103	0.232
60	9	9591	0.220
60	10	6009	0.138
60	11	6003	0.138
60	12	12090	0.278
60	13	9146	0.210
60	14	7750	0.178
60	15	7979	0.183
60	16	8210	0.188
60	17	7658	0.176
60	18	7987	0.183
60	19	9051	0.208
60	20	8043	0.185
60	21	8175	0.188
80	1	7771	0.178
80	2	6683	0.153
80	3	6683	0.153
80	4	6451	0.148
80	5	6000	0.138
80	6	6000	0.138
80	7	6282	0.144
80	8	6590	0.151
80	9	6680	0.153
80	10	7639	0.175
80	12	9064	0.208
80	13	8454	0.194
80	14	8470	0.194
80	15	7660	0.176
80	16	7561	0.174
80	17	7820	0.180
80	18	8390	0.193
80	19	8337	0.191
81	1	8882	0.204
81	2	7260	0.167
81	3	7260	0.167
81	4	7260	0.167
81	5	7260	0.167
81	6	7515	0.173
81	7	9066	0.208

LOT AREA TABLE			
BLOCK	LOT	AREA (S.F.)	ACRES
81	8	8708	0.200
81	9	7769	0.178
81	10	7259	0.167
81	11	7261	0.167
81	12	7809	0.179
81	13	7684	0.176
81	14	7684	0.176
81	15	7686	0.176
81	16	7334	0.168
81	17	7260	0.167
81	18	9630	0.221
81	19	6875	0.158
81	20	6875	0.158
81	21	6875	0.158
81	22	6876	0.158
81	23	6875	0.158
81	24	6874	0.158
81	25	6875	0.158
81	26	9343	0.214
81	27	9548	0.219
81	28	8123	0.186
81	29	8068	0.185
81	30	8015	0.184
81	31	7808	0.179
81	32	14141	0.325
81	33	12733	0.292
81	34	7835	0.180
81	35	8941	0.205
81	36	7538	0.173
81	37	7295	0.167
81	38	7260	0.167
81	39	7892	0.181
81	40	8204	0.188
81	41	8082	0.186
81	42	7314	0.168
81	43	7260	0.167
81	44	7259	0.167
81	45	7260	0.167
81	46	7260	0.167
81	47	8421	0.193
82	2	9459	0.217
82	3	8321	0.191
82	4	7706	0.177
82	5	7200	0.165
82	6	7200	0.165
82	7	7199	0.165
82	8	7199	0.165
82	9	7445	0.171
82	10	7736	0.178
82	11	9700	0.223

LOT AREA TABLE			
BLOCK	LOT	AREA (S.F.)	ACRES
82	12	17680	0.406
82	13	8339	0.191
82	14	7500	0.172
82	15	7500	0.172
82	16	7951	0.183
82	17	12957	0.297
82	18	7836	0.180
82	19	10554	0.242
82	20	8505	0.195
82	21	7500	0.172
82	22	7500	0.172
82	23	7499	0.172
82	24	7499	0.172
82	25	7920	0.182
83	1	9896	0.227
83	2	8689	0.199
83	3	7199	0.165
83	4	7199	0.165
83	5	7200	0.165
83	6	7200	0.165
83	7	8350	0.192
83	8	8350	0.192
83	9	7200	0.165
83	10	7201	0.165
83	11	7200	0.165
83	12	8185	0.188
83	13	9006	0.207
84	1	8496	0.195
84	2	7325	0.168
84	3	7324	0.168
84	4	7325	0.168
84	5	7358	0.169
84	6	7734	0.178
84	7	11108	0.255
84	8	8660	0.199
84	9	7561	0.174
84	10	7560	0.174
84	11	7560	0.174
84	12	7560	0.174
84	13	7560	0.174
84	14	8710	0.200

PLAT FILED _____, 20__

INSTRUMENT#: _____ - _____

DRAWER _____ SLIDE _____

BECKY IVEY, JOHNSON COUNTY CLERK

BY _____ DEPUTY CLERK

AFTER RECORDING, RETURN TO CITY OF MANSFIELD
1200 E. BROAD STREET, MANSFIELD, TX 76063

FINAL PLAT
M3 RANCH, PHASE 2A & 2B

BEING 183.409 ACRES IN THE ARTHUR GIBSON SURVEY, ABSTRACT NO. 302, THE JOSEPH C. GUEST SURVEY, ABSTRACT NO. 311, THE RB & FA ENGLISH SURVEY, ABSTRACT NO. 254 AND THE CRAWFORD TREESE SURVEY, ABSTRACT NO. 831 CITY OF MANSFIELD, JOHNSON COUNTY, TEXAS

490 RESIDENTIAL LOTS & 21 OPEN SPACE LOTS

DATE OF PREPARATION: NOVEMBER 2022

OWNER/DEVELOPER:
M3 RANCH DEVELOPMENT, INC.
3001 KNOX STREET, SUITE 207
DALLAS, TEXAS 75205
CONTACT: BEN LUEDTKE

LJA Surveying, Inc.
3017 West 7th Street
Suite 300
Fort Worth, Texas 76107
Phone 682.747.0800
T.B.P.E.L.S. Firm No. 10194382
CONTACT: AARON C. BROWN
ABROWN@LJASURVEY.COM

JOB NO. 0013 CASE NO. SD#22-008

OWNER'S DEDICATION

STATE OF TEXAS)(

COUNTY OF JOHNSON)(

WHEREAS M3 RANCH DEVELOPMENT, INC., A TEXAS CORPORATION, ACTING BY AND THROUGH THE UNDERSIGNED, ITS DULY AUTHORIZED AGENT, IS THE SOLE OWNER OF A 183.409 ACRE TRACT OF LAND SITUATED IN THE ARTHUR GIBSON SURVEY, ABSTRACT NO. 302, THE R.B. & F.A. ENGLISH SURVEY, ABSTRACT NO. 254, THE JOSEPH C GUEST SURVEY, ABSTRACT NO. 311 AND THE CRAWFORD TREESE SURVEY, ABSTRACT NO. 831, CITY OF MANSFIELD, JOHNSON COUNTY, TEXAS, AND BEING ALL OF A TRACT OF LAND DESCRIBED TO M3 RANCH DEVELOPMENT, INC. BY DEEDS RECORDED IN COUNTY CLERK FILE NO. 2022-25469, COUNTY CLERK FILE NO. 2022-25470, AND COUNTY CLERK FILE NO. 2022-25471, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8-INCH CAPPED IRON ROD STAMPED “BEASLEY RPLS 4050” FOUND FOR THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED TO MANSFIELD INDEPENDENT SCHOOL DISTRICT (HEREINAFTER REFERRED TO AS “MISD”) BY DEED RECORDED IN VOLUME 3857, PAGE 272 OF SAID OFFICIAL PUBLIC RECORDS;

THENCE SOUTH 30°30'09" EAST, WITH THE COMMON LINE OF SAID MISD TRACT AND SAID M3 RANCH DEVELOPMENT TRACT, A DISTANCE OF 142.39 FEET TO A 5/8-INCH CAPPED IRON ROD STAMPED “LJA SURVEYING” SET (HEREINAFTER REFERRED TO AS “5/8-INCH CAPPED IRON ROD SET”);

THENCE DEPARTING SAID COMMON LINE AND CONTINUING WITH THE BOUNDS OF SAID M3 RANCH DEVELOPMENT TRACT, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 59°29'48" WEST, A DISTANCE OF 120.07 FEET TO A 5/8-INCH CAPPED IRON ROD SET FOR THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 275.00 FEET, AND A CHORD THAT BEARS SOUTH 31°08'30” EAST, 6.13 FEET;

WITH SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 1°16'40”, AN ARC DISTANCE OF 6.13 FEET TO A 5/8-INCH CAPPED IRON ROD SET;

SOUTH 30°30'09” EAST, A DISTANCE OF 95.65 FEET TO A 5/8-INCH CAPPED IRON ROD SET; SOUTH 69°43'36” WEST,

A DISTANCE OF 730.73 FEET TO A 5/8-INCH CAPPED IRON ROD SET;

NORTH 20°16'24" WEST, A DISTANCE OF 120.00 FEET TO A 5/8-INCH CAPPED IRON ROD SET;

SOUTH 69°43'36" WEST, A DISTANCE OF 167.12 FEET TO A 5/8-INCH CAPPED IRON ROD SET FOR THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 375.00 FEET, AND A CHORD THAT BEARS SOUTH 70°31'46" WEST, 10.51 FEET;

WITH SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 01°36'20", AN ARC-DISTANCE OF 10.51 FEET TO A 5/8-INCH CAPPED IRON ROD SET;

SOUTH 19°55'56" EAST, A DISTANCE OF 669.68 FEET TO A 5/8-INCH CAPPED IRON ROD SET FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 50.00 FEET, AND A CHORD THAT BEARS SOUTH 06°20'27" WEST, 44.33 FEET;

WITH SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 52°38'04", AN ARC-DISTANCE OF 45.93 FEET TO A 5/8-INCH CAPPED IRON ROD SET;

SOUTH 57°20'31" EAST, A DISTANCE OF 25.00 FEET TO A 5/8-INCH CAPPED IRON ROD SET;

SOUTH 19°58'35" EAST, A DISTANCE OF 135.36 FEET TO A 5/8-INCH CAPPED IRON ROD SET;

SOUTH 67°14'14" WEST, A DISTANCE OF 115.07 FEET TO A 5/8-INCH CAPPED IRON ROD SET;

NORTH 75°15'37" WEST, A DISTANCE OF 105.17 FEET TO A 5/8-INCH CAPPED IRON ROD SET;

NORTH 30°50'07" WEST, A DISTANCE OF 310.40 FEET TO A 5/8-INCH CAPPED IRON ROD SET;

SOUTH 59°09'53" WEST, A DISTANCE OF 439.10 FEET TO A 5/8-INCH CAPPED IRON ROD SET;

SOUTH 30°50'07" EAST, A DISTANCE OF 438.18 FEET TO A 5/8-INCH CAPPED IRON ROD SET FOR THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 375.00 FEET, AND A CHORD THAT BEARS SOUTH 40°44'57" EAST, 129.12 FEET;

WITH SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 19°49'39", AN ARC-DISTANCE OF 129.77 FEET TO A 5/8-INCH CAPPED IRON ROD SET;

SOUTH 50°39'46" EAST, A DISTANCE OF 144.95 FEET TO A 5/8-INCH CAPPED IRON ROD SET FOR THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 275.00 FEET, AND A CHORD THAT BEARS SOUTH 40°18'30" EAST, 98.85 FEET;

WITH SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 20°42'31", AN ARC-DISTANCE OF 99.39 FEET TO A 5/8-INCH CAPPED IRON ROD SET;

SOUTH 60°02'45" WEST, A DISTANCE OF 50.00 FEET TO A 5/8-INCH CAPPED IRON ROD SET;

SOUTH 29°57'15" EAST, A DISTANCE OF 21.90 FEET TO A 5/8-INCH CAPPED IRON ROD SET;

SOUTH 15°02'45" WEST, A DISTANCE OF 14.14 FEET TO A 5/8-INCH CAPPED IRON ROD SET;

SOUTH 60°02'45" WEST, A DISTANCE OF 899.37 FEET TO A 5/8-INCH CAPPED IRON ROD SET;

NORTH 75°23'29" WEST, A DISTANCE OF 14.25 FEET TO A 5/8-INCH CAPPED IRON ROD SET;

NORTH 30°50'07” WEST, A DISTANCE OF 10.00 FEET TO A 5/8-INCH CAPPED IRON ROD SET;

SOUTH 59°09'53" WEST, A DISTANCE OF 50.00 FEET TO A 5/8-INCH CAPPED IRON ROD SET;

SOUTH 30°50'07" EAST, A DISTANCE OF 9.23 FEET TO A 5/8-INCH CAPPED IRON ROD SET;

SOUTH 14°36'07" WEST, A DISTANCE OF 14.03 FEET TO A 5/8-INCH CAPPED IRON ROD SET;

SOUTH 60°02'45" WEST, A DISTANCE OF 89.48 FEET TO A 5/8-INCH CAPPED IRON ROD SET FOR THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 565.00 FEET, AND A CHORD THAT BEARS SOUTH 78°33'33" WEST, 358.80 FEET;

WITH SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 37°01'35", AN ARC-DISTANCE OF 365.12 FEET TO A 5/8-INCH CAPPED IRON ROD SET;

NORTH 29°57'15" WEST, A DISTANCE OF 1,039.55 FEET TO A 5/8-INCH CAPPED IRON ROD SET;

NORTH 05°52'32" EAST, A DISTANCE OF 69.42 FEET TO A 5/8-INCH CAPPED IRON ROD SET;

NORTH 26°56'14" EAST, A DISTANCE OF 98.38 FEET TO A 5/8-INCH CAPPED IRON ROD SET;

NORTH 27°08'47" EAST, A DISTANCE OF 88.98 FEET TO A 5/8-INCH CAPPED IRON ROD SET;

NORTH 32°20'25" WEST, A DISTANCE OF 177.58 FEET TO A 5/8-INCH CAPPED IRON ROD SET;

NORTH 41°58'53" WEST, A DISTANCE OF 121.35 FEET TO A 5/8-INCH CAPPED IRON ROD SET;

NORTH 16°46'50" WEST, A DISTANCE OF 197.99 FEET TO A 5/8-INCH CAPPED IRON ROD SET FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 150.00 FEET, AND A CHORD THAT BEARS NORTH 69°24'45" EAST, 19.77 FEET;

WITH SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 07°33'20", AN ARC-DISTANCE OF 19.78 FEET TO A 5/8-INCH CAPPED IRON ROD SET;

NORTH 65°38'05" EAST, A DISTANCE OF 44.79 FEET TO A 5/8-INCH CAPPED IRON ROD SET;

NORTH 20°38'05" EAST, A DISTANCE OF 14.14 FEET TO A 5/8-INCH CAPPED IRON ROD SET;

NORTH 24°21'55" WEST, A DISTANCE OF 78.95 FEET TO A 5/8-INCH CAPPED IRON ROD SET;

NORTH 69°21'55" WEST, A DISTANCE OF 14.14 FEET TO A 5/8-INCH CAPPED IRON ROD SET;

SOUTH 65°38'05" WEST, A DISTANCE OF 62.93 FEET TO A 5/8-INCH CAPPED IRON ROD SET FOR THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 630.00 FEET, AND A CHORD THAT BEARS SOUTH 67°39'30" WEST, 44.49 FEET;

WITH SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 04°02'49", AN ARC-DISTANCE OF 44.50 FEET TO A 5/8-INCH CAPPED IRON ROD SET;

SOUTH 69°40'54" WEST, A DISTANCE OF 51.26 FEET TO A 5/8-INCH CAPPED IRON ROD SET FOR THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 970.00 FEET, AND A CHORD THAT BEARS SOUTH 64°35'55" WEST, 171.88 FEET;

WITH SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 10°09'58", AN ARC-DISTANCE OF 172.11 FEET TO A 5/8-INCH CAPPED IRON ROD SET;

SOUTH 59°30'56" WEST, A DISTANCE OF 284.78 FEET TO A 5/8-INCH CAPPED IRON ROD SET FOR THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 555.00 FEET, AND A CHORD THAT BEARS SOUTH 64°22'33" WEST, 94.04 FEET;

WITH SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 09°43'13", AN ARC-DISTANCE OF 94.16 FEET TO A 5/8-INCH CAPPED IRON ROD SET;

SOUTH 20°05'44" WEST, A DISTANCE OF 12.95 FEET TO A 5/8-INCH CAPPED IRON ROD SET;

SOUTH 72°49'49" WEST, A DISTANCE OF 51.18 FEET TO A 5/8-INCH CAPPED IRON ROD SET;

NORTH 65°55'16" WEST, A DISTANCE OF 15.75 FEET TO A 5/8-INCH CAPPED IRON ROD SET FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 555.00 FEET, AND A CHORD THAT BEARS SOUTH 87°48'27" WEST, 216.56 FEET;

WITH SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 22°30'05", AN ARC-DISTANCE OF 217.96 FEET TO A 5/8-INCH CAPPED IRON ROD SET;

NORTH 80°56'30" WEST, A DISTANCE OF 271.09 FEET TO A 5/8-INCH CAPPED IRON ROD SET;

SOUTH 54°03'30" WEST, A DISTANCE OF 14.14 FEET TO A 5/8-INCH CAPPED IRON ROD SET ON THE EASTERLY RIGHT-OF-WAY LINE OF FARM TO MARKET ROAD NO. 917 (A VARIABLE WIDTH RIGHT-OF-WAY);

THENCE NORTH 09°03'30" EAST, WITH SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 80.00 FEET TO A 5/8-INCH CAPPED IRON ROD SET;

THENCE DEPARTING SAID RIGHT-OF-WAY LINE AND CONTINUING WITH THE BOUNDS OF SAID M3 RANCH DEVELOPMENT TRACT, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 35°56'30" EAST, A DISTANCE OF 14.14 FEET TO A 5/8-INCH CAPPED IRON ROD SET;

SOUTH 80°56'30" EAST, A DISTANCE OF 271.09 FEET TO A 5/8-INCH CAPPED IRON ROD SET FOR THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 495.00 FEET, AND A CHORD THAT BEARS NORTH 88°21'32" EAST, 183.80 FEET;

WITH SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 21°23'55", AN ARC-DISTANCE OF 184.87 FEET TO A 5/8-INCH CAPPED IRON ROD SET;

NORTH 29°04'08" EAST, A DISTANCE OF 13.38 FEET TO A 5/8-INCH CAPPED IRON ROD SET;

NORTH 73°36'07" EAST, A DISTANCE OF 50.11 FEET TO A 5/8-INCH CAPPED IRON ROD SET;

SOUTH 64°08'37" EAST, A DISTANCE OF 13.96 FEET TO A 5/8-INCH CAPPED IRON ROD SET FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 495.00 FEET, AND A CHORD THAT BEARS NORTH 64°32'03" EAST, 86.60 FEET;

WITH SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 10°02'13", AN ARC-DISTANCE OF 86.71 FEET TO A 5/8-INCH CAPPED IRON ROD SET;

NORTH 59°30'56" EAST, A DISTANCE OF 159.49 FEET TO A 5/8-INCH CAPPED IRON ROD SET;

NORTH 14°30'56" EAST, A DISTANCE OF 14.14 FEET TO A 5/8-INCH CAPPED IRON ROD SET;

NORTH 59°30'56" EAST, A DISTANCE OF 50.00 FEET TO A 5/8-INCH CAPPED IRON ROD SET;

SOUTH 75°29'04" EAST, A DISTANCE OF 14.14 FEET TO A 5/8-INCH CAPPED IRON ROD SET;

NORTH 59°30'56" EAST, A DISTANCE OF 55.30 FEET TO A 5/8-INCH CAPPED IRON ROD SET FOR THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,029.93 FEET, AND A CHORD THAT BEARS NORTH 64°34'18" EAST, 181.54 FEET;

WITH SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 10°06'45", AN ARC-DISTANCE OF 181.78 FEET TO A 5/8-INCH CAPPED IRON ROD SET;

NORTH 22°39'19" EAST, A DISTANCE OF 13.63 FEET TO A 5/8-INCH CAPPED IRON ROD SET;

NORTH 24°21'55" WEST, A DISTANCE OF 127.60 FEET TO A 5/8-INCH CAPPED IRON ROD SET;

NORTH 42°48'01" WEST, A DISTANCE OF 15.81 FEET TO A 5/8-INCH CAPPED IRON ROD SET;

NORTH 24°21'55" WEST, A DISTANCE OF 17.00 FEET TO A 5/8-INCH CAPPED IRON ROD SET;

NORTH 05°55'49" WEST, A DISTANCE OF 15.81 FEET TO A 5/8-INCH CAPPED IRON ROD SET;

NORTH 65°38'05" EAST, A DISTANCE OF 60.00 FEET TO A 5/8-INCH CAPPED IRON ROD SET;

SOUTH 42°48'01" EAST, A DISTANCE OF 15.81 FEET TO A 5/8-INCH CAPPED IRON ROD SET;

SOUTH 24°21'55" EAST, A DISTANCE OF 17.00 FEET TO A 5/8-INCH CAPPED IRON ROD SET;

NORTH 65°38'05" EAST, A DISTANCE OF 147.27 FEET TO A 5/8-INCH CAPPED IRON ROD SET FOR THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 708.50 FEET, AND A CHORD THAT BEARS NORTH 57°50'25" EAST, 192.17 FEET;

WITH SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 15°35'20", AN ARC-DISTANCE OF 192.77 FEET TO A 5/8-INCH CAPPED IRON ROD SET;

NORTH 50°02'44" EAST, A DISTANCE OF 57.25 FEET TO A 5/8-INCH CAPPED IRON ROD SET FOR THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 108.50 FEET, AND A CHORD THAT BEARS NORTH 07°52'00" EAST, 145.70 FEET;

WITH SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 84°21'28", AN ARC-DISTANCE OF 159.75 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE RIGHT, HAVING A RADIUS OF 530.00 FEET, AND A CHORD THAT BEARS NORTH 15°07'19" WEST, 348.43 FEET;

WITH SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 38°22'51", AN ARC-DISTANCE OF 355.03 FEET TO A 5/8-INCH CAPPED IRON ROD SET;

NORTH 04°04'07" EAST, A DISTANCE OF 181.98 FEET TO A 5/8-INCH CAPPED IRON ROD SET FOR THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 191.50 FEET, AND A CHORD THAT BEARS NORTH 17°39'03" EAST, 89.95 FEET;

WITH SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 27°09'53", AN ARC-DISTANCE OF 90.79 FEET;

NORTH 57°11'53" WEST, A DISTANCE OF 17.01 FEET TO A 5/8-INCH CAPPED IRON ROD SET;

NORTH 36°30'47" WEST, A DISTANCE OF 16.09 FEET TO A 5/8-INCH CAPPED IRON ROD SET FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 375.00 FEET, AND A CHORD THAT BEARS NORTH 50°45'54" WEST, 36.63 FEET;

WITH SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 05°35'56", AN ARC-DISTANCE OF 36.64 FEET;

NORTH 47°57'36" WEST, A DISTANCE OF 247.45 FEET TO A 5/8-INCH CAPPED IRON ROD FOUND STAMPED “LJA SURVEYING” ON THE SOUTHERLY LINE OF M3 RANCH, PHASE 1A & 1B, AN ADDITION TO THE CITY OF MANSFIELD, JOHNSON COUNTY, TEXAS BY PLAT RECORDED IN COUNTY CLERK FILE NO. 2020-234, PLAT RECORDS, JOHNSON COUNTY, TEXAS;

THENCE WITH SAID SOUTHERLY LINE AND THE BOUNDS OF SAID M3 RANCH DEVELOPMENT TRACT, THE FOLLOWING COURSES AND DISTANCES:

NORTH 43°06'24" EAST, A DISTANCE OF 50.00 FEET TO A 5/8-INCH CAPPED IRON ROD STAMPED “LJA SURVEYING” FOUND FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 324.37 FEET, AND A CHORD THAT BEARS SOUTH 47°53'22” EAST, 11.29 FEET;

WITH SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 01°59'39”, AN ARC-DISTANCE OF 11.29 FEET TO A 5/8-INCH CAPPED IRON ROD STAMPED “LJA SURVEYING” FOUND;

SOUTH 47°57'54" EAST, A DISTANCE OF 22.64 FEET TO A 5/8-INCH CAPPED IRON ROD STAMPED “LJA SURVEYING” FOUND;

NORTH 87°02'04" EAST, A DISTANCE OF 14.14 FEET TO A 5/8-INCH CAPPED IRON ROD STAMPED “LJA SURVEYING” FOUND;

NORTH 42°02'04" EAST, A DISTANCE OF 105.73 FEET TO A 5/8-INCH CAPPED IRON ROD STAMPED “LJA SURVEYING” FOUND FOR THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 150.00 FEET, AND A CHORD THAT BEARS NORTH 20°29'30" EAST, 110.16 FEET;

WITH SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 43°05'08", AN ARC-DISTANCE OF 112.80 FEET TO A 5/8-INCH CAPPED IRON ROD STAMPED “LJA SURVEYING” FOUND;

NORTH 73°03'07" EAST, A DISTANCE OF 51.47 FEET TO A 5/8-INCH CAPPED IRON ROD STAMPED “LJA SURVEYING” FOUND;

NORTH 35°01'34" EAST, A DISTANCE OF 14.97 FEET TO A 5/8-INCH CAPPED IRON ROD STAMPED “LJA SURVEYING” FOUND FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 475.00 FEET, AND A CHORD THAT BEARS NORTH 77°36'25" EAST, 7.06 FEET;

WITH SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 00°51'04", AN ARC-DISTANCE OF 7.06 FEET;

NORTH 78°01'57" EAST, A DISTANCE OF 260.88 FEET TO A 5/8-INCH CAPPED IRON ROD STAMPED “LJA SURVEYING” FOUND;

SOUTH 58°19'55" EAST, A DISTANCE OF 14.47 FEET TO A 5/8-INCH CAPPED IRON ROD STAMPED “LJA SURVEYING” FOUND FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 630.00 FEET, AND A CHORD THAT BEARS SOUTH 15°51'46" EAST, 15.65 FEET;

WITH SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 01°25'23", AN ARC-DISTANCE OF 15.65 FEET TO A 5/8-INCH CAPPED IRON ROD STAMPED “LJA SURVEYING” FOUND;

NORTH 73°25'33" EAST, A DISTANCE OF 228.64 FEET TO A 5/8-INCH CAPPED IRON ROD STAMPED “LJA SURVEYING” FOUND;

NORTH 12°37'30" WEST, A DISTANCE OF 73.31 FEET TO A 5/8-INCH CAPPED IRON ROD STAMPED “LJA SURVEYING” FOUND;

NORTH 00°35'33" EAST, A DISTANCE OF 94.18 FEET TO A 5/8-INCH CAPPED IRON ROD STAMPED “LJA SURVEYING” FOUND;

NORTH 13°49'50" EAST, A DISTANCE OF 92.02 FEET TO A 5/8-INCH CAPPED IRON ROD STAMPED “LJA SURVEYING” FOUND;

NORTH 21°16'46" EAST, A DISTANCE OF 143.14 FEET TO A 5/8-INCH CAPPED IRON ROD STAMPED “LJA SURVEYING” FOUND;

SOUTH 68°43'55" EAST, A DISTANCE OF 119.97 FEET TO A 5/8-INCH CAPPED IRON ROD STAMPED “LJA SURVEYING” FOUND;

SOUTH 21°16'05" WEST, A DISTANCE OF 37.44 FEET TO A 5/8-INCH CAPPED IRON ROD STAMPED “LJA SURVEYING” FOUND;

SOUTH 68°43'55" EAST, A DISTANCE OF 170.00 FEET TO A 5/8-INCH CAPPED IRON ROD STAMPED “LJA SURVEYING” FOUND;

NORTH 53°49'28" EAST, A DISTANCE OF 19.59 FEET TO A 5/8-INCH CAPPED IRON ROD STAMPED “LJA SURVEYING” FOUND;

NORTH 69°53'51" EAST, A DISTANCE OF 244.18 FEET TO A 5/8-INCH CAPPED IRON ROD STAMPED “LJA SURVEYING” FOUND;

NORTH 20°06'09" WEST, A DISTANCE OF 40.00 FEET TO A 5/8-INCH CAPPED IRON ROD STAMPED “LJA SURVEYING” FOUND;

NORTH 69°53'51" EAST, A DISTANCE OF 125.00 FEET TO A 5/8-INCH CAPPED IRON ROD STAMPED “LJA SURVEYING” FOUND;

NORTH 20°06'09" WEST, A DISTANCE OF 223.78 FEET TO A 5/8-INCH CAPPED IRON ROD STAMPED “LJA SURVEYING” FOUND;

NORTH 13°25'23" WEST, A DISTANCE OF 231.25 FEET TO A 5/8-INCH CAPPED IRON ROD STAMPED “LJA SURVEYING” FOUND;

NORTH 76°04'09" WEST, A DISTANCE OF 117.89 FEET TO A 5/8-INCH CAPPED IRON ROD STAMPED “LJA SURVEYING” FOUND FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1,867.00 FEET, AND A CHORD THAT BEARS NORTH 13°39'37" EAST, 17.62 FEET;

WITH SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 00°32'27", AN ARC-DISTANCE OF 17.62 FEET TO A 5/8-INCH CAPPED IRON ROD STAMPED “LJA SURVEYING” FOUND FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET, AND A CHORD THAT BEARS NORTH 49°34'00" EAST, 23.62 FEET;

WITH SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 72°24'02", AN ARC-DISTANCE OF 25.27 FEET TO A 5/8-INCH CAPPED IRON ROD STAMPED “LJA SURVEYING” FOUND FOR THE BEGINNING OF A REVERSE CURVE TO THE LEFT, HAVING A RADIUS OF 50.00 FEET, AND A CHORD THAT BEARS NORTH 32°19'26" EAST, 80.33 FEET;

WITH SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 106°53'11", AN ARC-DISTANCE OF 93.28 FEET TO A 5/8-INCH CAPPED IRON ROD STAMPED “LJA SURVEYING” FOUND;

NORTH 20°58'13" WEST, A DISTANCE OF 548.34 FEET TO A 5/8-INCH CAPPED IRON ROD STAMPED “LJA SURVEYING” FOUND;

NORTH 67°55'05" EAST, A DISTANCE OF 107.15 FEET TO A 5/8-INCH CAPPED IRON ROD STAMPED “LJA SURVEYING” FOUND FOR THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 300.00 FEET, AND A CHORD THAT BEARS NORTH 60°26'27" EAST, 78.08 FEET;

WITH SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 14°57'15", AN ARC-DISTANCE OF 78.30 FEET TO A 5/8-INCH CAPPED IRON ROD STAMPED “LJA SURVEYING” FOUND;

SOUTH 22°25'59" EAST, A DISTANCE OF 127.91 FEET TO A 5/8-INCH CAPPED IRON ROD STAMPED “LJA SURVEYING” FOUND;

SOUTH 23°34'02" EAST, A DISTANCE OF 149.97 FEET TO A 5/8-INCH CAPPED IRON ROD STAMPED “LJA SURVEYING” FOUND FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 50.00 FEET, AND A CHORD THAT BEARS SOUTH 74°20'26" EAST, 98.75 FEET;

WITH SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 161°51'02", AN ARC-DISTANCE OF 141.24 FEET;

SOUTH 58°04'56" EAST, A DISTANCE OF 99.92 FEET TO A 5/8-INCH CAPPED IRON ROD STAMPED “LJA SURVEYING” FOUND;

NORTH 77°27'36" EAST, A DISTANCE OF 21.30 FEET TO A 5/8-INCH CAPPED IRON ROD STAMPED “LJA SURVEYING” FOUND;

NORTH 46°13'48" EAST, A DISTANCE OF 30.94 FEET TO A 5/8-INCH CAPPED IRON ROD STAMPED “LJA SURVEYING” FOUND;

NORTH 37°02'32" EAST, A DISTANCE OF 174.38 FEET TO A 5/8-INCH CAPPED IRON ROD STAMPED “LJA SURVEYING” FOUND;

SOUTH 87°22'56" EAST, A DISTANCE OF 27.98 FEET TO A 5/8-INCH CAPPED IRON ROD STAMPED “LJA SURVEYING” FOUND;

NORTH 60°05'07" EAST, A DISTANCE OF 71.20 FEET TO A 5/8-INCH CAPPED IRON ROD STAMPED “LJA SURVEYING” FOUND;

SOUTH 29°54'53" EAST, A DISTANCE OF 97.62 FEET TO A 5/8-INCH CAPPED IRON ROD STAMPED “LJA SURVEYING” FOUND;

NORTH 66°08'08" EAST, A DISTANCE OF 121.94 FEET TO A 5/8-INCH CAPPED IRON ROD STAMPED “LJA SURVEYING” FOUND FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 575.00 FEET, AND A CHORD THAT BEARS SOUTH 20°27'53" EAST, 62.74 FEET;

WITH SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 06°15'16", AN ARC-DISTANCE OF 62.77 FEET TO A 5/8-INCH CAPPED IRON ROD STAMPED “LJA SURVEYING” FOUND FOR THE BEGINNING OF A REVERSE CURVE TO THE LEFT, HAVING A RADIUS OF 625.00 FEET, AND A CHORD THAT BEARS SOUTH 29°54'53" EAST, 272.20 FEET;

WITH SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 25°09'17", AN ARC-DISTANCE OF 274.39 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE RIGHT, HAVING A RADIUS OF 575.00 FEET, AND A CHORD THAT BEARS SOUTH 38°22'39" EAST, 82.51 FEET;

WITH SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 08°13'44", AN ARC-DISTANCE OF 82.58 FEET TO A 5/8-INCH CAPPED IRON ROD STAMPED “LJA SURVEYING” FOUND;

SOUTH 55°44'13" WEST, A DISTANCE OF 120.00 FEET TO A 5/8-INCH CAPPED IRON ROD STAMPED “LJA SURVEYING” FOUND;

SOUTH 31°26'53" EAST, A DISTANCE OF 48.95 FEET TO A 5/8-INCH CAPPED IRON ROD STAMPED “LJA SURVEYING” FOUND;

SOUTH 29°54'53" EAST, A DISTANCE OF 300.00 FEET TO A 5/8-INCH CAPPED IRON ROD STAMPED “LJA SURVEYING” FOUND;

NORTH 60°05'07" EAST, A DISTANCE OF 120.00 FEET TO A 5/8-INCH CAPPED IRON ROD STAMPED “LJA SURVEYING” FOUND;

SOUTH 29°54'53" EAST, A DISTANCE OF 277.14 FEET TO A 5/8-INCH CAPPED IRON ROD STAMPED “LJA SURVEYING” FOUND;

SOUTH 62°34'43" WEST, A DISTANCE OF 126.94 FEET TO A 5/8-INCH CAPPED IRON ROD STAMPED “LJA SURVEYING” FOUND;

SOUTH 28°02'22" EAST, PASSING A 5/8-INCH CAPPED IRON ROD STAMPED “LJA SURVEYING” FOUND AT 51.79 FEET, AND CONTINUING A TOTAL DISTANCE OF 85.02 FEET TO A 5/8-INCH CAPPED IRON ROD STAMPED “LJA SURVEYING” FOUND;

SOUTH 63°57'31" EAST, A DISTANCE OF 100.81 FEET TO A 5/8-INCH CAPPED IRON ROD STAMPED “LJA SURVEYING” FOUND;

NORTH 26°02'29" EAST, A DISTANCE OF 80.31 FEET TO A 5/8-INCH CAPPED IRON ROD STAMPED “LJA SURVEYING” FOUND FOR THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 225.00 FEET, AND A CHORD THAT BEARS NORTH 28°07'41" EAST, 16.39 FEET;

WITH SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 04°10'25", AN ARC-DISTANCE OF 16.39 FEET TO A 5/8-INCH CAPPED IRON ROD STAMPED “LJA SURVEYING” FOUND;

SOUTH 54°49'40" EAST, A DISTANCE OF 50.24 FEET TO A 5/8-INCH CAPPED IRON ROD STAMPED “LJA SURVEYING” FOUND;

NORTH 74°40'38" EAST, A DISTANCE OF 14.11 FEET TO A 5/8-INCH CAPPED IRON ROD STAMPED “LJA SURVEYING” FOUND;

SOUTH 63°57'31" EAST, A DISTANCE OF 114.21 FEET TO A 5/8-INCH CAPPED IRON ROD STAMPED “LJA SURVEYING” FOUND;

SOUTH 18°57'31" EAST, A DISTANCE OF 14.14 FEET TO A 5/8-INCH CAPPED IRON ROD STAMPED “LJA SURVEYING” FOUND;

SOUTH 26°02'29" WEST, A DISTANCE OF 146.81 FEET TO A 5/8-INCH CAPPED IRON ROD STAMPED “LJA SURVEYING” FOUND FOR THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 595.00 FEET, AND A CHORD THAT BEARS SOUTH 28°30'20" WEST, 51.17 FEET;

WITH SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 04°55'43", AN ARC-DISTANCE OF 51.18 FEET;

SOUTH 59°01'48" EAST, A DISTANCE OF 60.00 FEET TO A 5/8-INCH CAPPED IRON ROD STAMPED “LJA SURVEYING” FOUND;

NORTH 74°13'13" EAST, A DISTANCE OF 14.46 FEET TO A 5/8-INCH CAPPED IRON ROD STAMPED “LJA SURVEYING” FOUND;

SOUTH 62°05'32" EAST, A DISTANCE OF 20.02 FEET TO A 5/8-INCH CAPPED IRON ROD STAMPED “LJA SURVEYING” FOUND FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 685.00 FEET, AND A CHORD THAT BEARS SOUTH 34°57'45" WEST, 118.53 FEET;

WITH SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 09°55'35", AN ARC-DISTANCE OF 118.68 FEET TO A 5/8-INCH CAPPED IRON ROD STAMPED “LJA SURVEYING” FOUND;

SOUTH 37°51'12" EAST, TO A 5/8-INCH CAPPED IRON ROD STAMPED “LJA SURVEYING” FOUND A DISTANCE OF 141.02 FEET;

SOUTH 36°04'31" EAST, A DISTANCE OF 97.66 FEET TO A 5/8-INCH CAPPED IRON ROD STAMPED “LJA SURVEYING” FOUND;

SOUTH 20°16'24" EAST, A DISTANCE OF 313.03 FEET TO A 5/8-INCH CAPPED IRON ROD STAMPED “LJA SURVEYING” FOUND;

SOUTH 22°48'43" EAST, A DISTANCE OF 50.05 FEET TO A 5/8-INCH CAPPED IRON ROD STAMPED “LJA SURVEYING” FOUND;

SOUTH 25°34'42" EAST, A DISTANCE OF 63.64 FEET TO A 5/8-INCH CAPPED IRON ROD STAMPED “LJA SURVEYING” FOUND FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 325.00 FEET, AND A CHORD THAT BEARS NORTH 60°55'58" EAST, 16.25 FEET;

WITH SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 02°51'52", AN ARC-DISTANCE OF 16.25 FEET TO A 5/8-INCH CAPPED IRON ROD STAMPED “LJA SURVEYING” FOUND;

NORTH 59°30'03" EAST, A DISTANCE OF 7.70 FEET TO A 5/8-INCH CAPPED IRON ROD STAMPED “LJA SURVEYING” FOUND;

SOUTH 30°29'57" EAST, A DISTANCE OF 170.00 FEET TO A 5/8-INCH CAPPED IRON ROD STAMPED “LJA SURVEYING” FOUND;

THENCE SOUTH 59°30'00" WEST, A DISTANCE OF 100.00 FEET TO THE **POINT OF BEGINNING** AND CONTAINING A CALCULATED AREA OF 183.409 ACRES (7,989,286 SQ. FEET) OF LAND.

PLAT FILED ____________________________, 20__

INSTRUMENT#: ________ – __________

DRAWER __________ SLIDE __________

BECKY IVEY, JOHNSON COUNTY CLERK

BY ____ DEPUTY CLERK

AFTER RECORDING, RETURN TO CITY OF MANSFIELD
1200 E. BROAD STREET, MANSFIELD, TX 76063

TO BE KNOWN AS:

LOTS 19X, 27-50, BLOCK 6; LOTS 10-16, 17X, 18-32, BLOCK 18; LOTS 1-9, BLOCK 19;
LOTS 4-8, BLOCK 20; LOTS 1X, 2-14, BLOCK 22; LOTS 31-33, 34X, BLOCK 25;
LOTS 1X, 15-26, BLOCK 27; LOTS 1X, 2-8, BLOCK 28; LOTS 1-10, 11X, 12-24, BLOCK 29;
LOTS 1-24, BLOCK 30; LOTS 1X, 2-38, BLOCK 31; LOT 1X, BLOCK 32;
LOTS 10-18, 20X, 21-33, BLOCK 33; LOTS 1-28, BLOCK 35; LOTS 1-39, BLOCK 36;
LOTS 1-26, BLOCK 37; LOT 1X, BLOCK 38; LOT 1X, BLOCK 39; LOT 1X, BLOCK 40; LOT 1X, BLOCK 41;
LOTS 1-10, BLOCK 43; LOTS 8-21, BLOCK 44; LOT 1X, BLOCK 45; LOTS 1-36, 37X, BLOCK 59;
LOTS 1-21, 22X, BLOCK 60; LOTS 1-10, 11X, 12-19, 20X, BLOCK 80;
LOTS 1-47, BLOCK 81, LOTS 1X, 2-25, BLOCK 82; LOTS 1-13, 14X, BLOCK 83;
AND LOTS 1-14, BLOCK 84

M3 RANCH, PHASE 2A & 2B

STATE OF TEXAS §
COUNTY OF _________ §

NOW THERFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, M3 RANCH DEVELOPMENT, INC., A TEXAS CORPORATION, BEING THE SOLE OWNER OF THE ABOVE DESCRIBED PARCEL, ACTING BY AND THROUGH THE UNDERSIGNED,THEIR DULY AUTHORIZED AGENT, DOES HEREBY ADOPT THE HEREIN ABOVE DESCRIBED PROPERTY AS M3 RANCH, PHASE 2A & 2B, AN ADDITION TO THE CITY OF MANSFIELD, JOHNSON COUNTY, TEXAS AND DOES DEDICATE TO THE PUBLIC USE THE STREETS AND EASEMENTS AS SHOWN THEREON.

BY: ________________________

NAME: BENJAMIN J. LUEDTKE

TITLE: EXECUTIVE VICE PRESIDENT

STATE OF TEXAS §
COUNTY OF _________ §

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED BENJAMIN J. LUEDTKE, KNOWN TO ME TO BE THE PERSON AND OFFICER WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL THIS ______, DAY OF _______________, 20__.

____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _________________________

SURVEYOR'S CERTIFICATE

I, AARON C. BROWN, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON DOES ACCURATELY REPRESENT THE PROPERTY AS DETERMINED BY AN ON THE GROUND SURVEY, MADE UNDER MY DIRECTION AND SUPERVISION, AND THAT ALL CORNERS ARE AS SHOWN.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

____
AARON C. BROWN
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6702

DATE: ________________

FINAL PLAT
M3 RANCH,
PHASE 2A & 2B

BEING 183.409 ACRES IN THE
ARTHUR GIBSON SURVEY,
ABSTRACT NO. 302,
THE JOSEPH C. GUEST SURVEY,
ABSTRACT NO. 311,
THE RB & FA ENGLISH SURVEY,
ABSTRACT NO. 254 AND
THE CRAWFORD TREESE SURVEY,
ABSTRACT NO. 831
CITY OF MANSFIELD,
JOHNSON COUNTY, TEXAS

490 RESIDENTIAL LOTS
& 21 OPEN SPACE LOTS
DATE OF PREPARATION: NOVEMBER 2022

OWNER/DEVELOPER:
M3 RANCH DEVELOPMENT, INC.
3001 KNOX STREET, SUITE 207
DALLAS, TEXAS 75205
CONTACT: BEN LUEDTKE

LJA Surveying, Inc.
3017 West 7th Street
Suite 300
Fort Worth, Texas 76107
Phone 682.747.0800
T.B.P.E.L.S. Firm No. 10194382
CONTACT: AARON C. BROWN
ABROWN@LJASURVEY.COM
JOB NO. 0013 CASE NO. SD#22-008

SHEET 10 OF 10

S:\NTX-LAND\0013\200 SURVEY\290 Mapping\PLAT CHECK\Phase 2\0013PA03-PH 2.dwg 12/1/2022

CITY OF MANSFIELD

1200 E. Broad St.
Mansfield, TX 76063
mansfieldtexas.gov

STAFF REPORT

File Number: 22-5109

Agenda Date: **Version:** 1 **Status:** Passed

In Control: Planning and Zoning Commission **File Type:** Zoning Case

Agenda Number:

Title

OA# 23-001 - Public hearing to consider proposed revisions to the Permitted Use Table in Section 155.054(B) and to the Special Conditions in Section 155.099(B)(40) related to Donation Boxes.

Description/History

In recognition of donation boxes that are not appropriately located and maintained having an adverse impact on the visual quality and aesthetic value of disparate properties within Mansfield, the City Council adopted amended provisions for the same on May 9, 2022.

The additional amendments, as presented, intend to require the City Council approval of a Specific Use Permit for donation boxes in the following zoning districts:

- OP, Office Park District.
- C-1, Neighborhood Business District.
- C-2, Community Business District.
- C-3, Commercial-Manufacturing District.
- I-1, Light Industrial District.

Donation boxes are permitted as a matter of right in the I-2, Heavy Industrial District.

The additional additional amendments, as presented, intend to permit donation boxes as an accessory use to a place of worship, a nonprofit organization, and a school, provided that the operator of the donation box provide evidence of written consent from the property owner in the following zoning districts:

- 2F, Two Family Residential District.
- MF-1, Multi-family Residential District.
- MF-2, Multi-family Residential District.
- OP, Office Park District.
- C-1, Neighborhood Business District.
- C-2, Community Business District.
- C-3, Commercial-Manufacturing District.
- I-1, Light Industrial District.
- I-2, Heavy Industrial District.

Other additional amendments include the following:

- Reducing the distance requirements between two (2) donation boxes from 500 feet to 250 feet.
- Reducing the distance requirement between a donation box and any residential use or hospital, daycare, school, or college from 500 feet to 250 feet.
- Restricting the ability to locate any donation box on any paved surface or within any parking space, aisle, or loading dock and service area.
- Requiring that donation boxes have subtle, neutral, or earthen color schemes.
- Requiring that donation boxes be safely designed in a manner that will prevent any such structure from tipping over or permitting people to enter.

Recommendation

Staff recommends approval.

Prepared By:

Jason Alexander, AICP, CEcD, Director of Planning

AN ORDINANCE OF THE CITY OF MANSFIELD, TEXAS, AMENDING CHAPTER 155 OF THE MANSFIELD CODE OF ORDINANCES PERTAINING TO DONATION BOXES; AMENDING HE PERMITTED USE TABLE IN SUBSECTION 155.054(B) TO REQUIRE A SPECIFIC USE PERMIT IN THE OP, C-1, AND C-2 DISTRICTS FOR DONATION BOXES AND TO ALLOW DONATION BOXES AS A PERMITTED ACCESSORY USE TO PLACES OF WORSHIP, NONPROFIT ORGANIZATIONS, AND SCHOOLS WITH WRITTEN CONSENT OF THE PROPERTY OWNER IN THE 2F, MF-1, MF-2, O-P, C-1, C-2, C-3, I-1, AND I-2 DISTRICTS; REVISING THE SPECIAL CONDITIONS FOR DONATION BOXES IN SECTION 155.099; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY OF A FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission and the governing body of the City of Mansfield, Texas, in compliance with the laws of the State of Texas with reference to the amendment of Chapter 155 of the Mansfield Code of Ordinances, "Zoning", have given the requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing opportunity to all property owners generally and to all interested citizens, the governing body of the City is of the opinion and finds that the Comprehensive Zoning Ordinance should be amended; and,

WHEREAS, the City of Mansfield, Texas is a home-rule municipality located in Tarrant County, created in accordance with the provisions of Chapter 9 of the Local Government Code and operating pursuant to its Charter; and,

WHEREAS, the City Council has investigated and determined that there has been an increase in the number of persons or entities desiring to collect textiles, clothing, shoes, books, toys, household items and/or other salvageable personal property items for any purposes, which has led to the proliferation of donation boxes in various areas of the City; and,

WHEREAS, Mansfield also has seen the placement of donation boxes in required parking spaces, required landscaped buffer areas, required open space areas and in or near residential zoning districts, often without the property owner's permission; and,

WHEREAS, the proliferation of these containers contribute to visual clutter, and in areas throughout Mansfield, donation boxes have contributed to blight due to graffiti and poor maintenance and the accumulation of debris and excess items outside of the collection boxes; and,

WHEREAS, the City Council also finds that the inability of landowners to accurately identify the owners of such donation boxes has resulted in decreased accountability on the part of donation box owners and operators; and,

WHEREAS, the City Council finds that regulating the size, number, placement, installation, use and maintenance of donation boxes is necessary for the health, safety and welfare of the general public, the promotion of consistent land uses and development, the protection of property rights and the protection of landowners and residents of Mansfield; and,

WHEREAS, City Council finds that such minimum blight-related performance standards also are necessary to protect the aesthetic well-being of the community and to promote the tidy and ordered appearance of developed property; and,

WHEREAS, the City Council finds that it will be advantageous, beneficial and in the best interest of the citizens of Mansfield to amend Chapter 155 to regulate donation boxes as provided herein.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS:

SECTION 1.

That the findings set forth above are incorporated into the body of this Ordinance as if fully set forth herein.

SECTION 2.

That Subsection 155.054(B), "Permitted Use Table," Table D of the Code of Ordinances of the City of Mansfield is hereby amended by revising Line 10 to read as follows:

"Permitted Use Table

Residential Districts													Permitted Primary Uses	Nonresidential								
A	SF- 5AC/24	SF- 12/22	SF- 9.6/20	SF- 8.4/18	SF- 8.4/16	SF- 7.5/18	SF- 7.5/16	SF- 7.5/12	SF- 6/12	2F	MF- 1	MF- 2	D. **Commercial and Warehouse Uses**	OP	C-1	C-2	C-3	I-1	I-2	PD	Parking Group Table, § 155.091	Special Conditions, § 155.099
													10. Donation Box	S	S	S	S	S	P			40

…"

SECTION 3.

That Subsection 155.099(B), "Special Conditions," of the Mansfield Code of Ordinances is hereby amended by inserting a new subsection (40) to read as follows:

"(40) Donation Box

a. Subject to subsection (b), Donation Boxes are permitted as show in 155.054(B), "Permitted Use Table," Table D, and are permitted only as an accessory use on lots or tracts of land for places of worship, nonprofit organizations, and schools with the written consent of the property owner in the 2F, MF-1, O-P, C-1, C-2, C-3, I-1, and I-2 Zoning Districts.

b. The placement of Donation Boxes shall comply with the following:

1. Quantity. No more than one (1) Donation Box may be permitted for placement on any one lot or tract of land. In the case of a shopping center or office development that consists of multiple platted lots, the Director of Planning shall treat the shopping center or office development as if it is only one contiguous lot.

2. Distance. No Donation Box shall be located within 250 linear feet of another Donation Box; within 500 linear feet of the right-of-way of U.S. Highway 287, U.S. Business Highway 287, State Highway 360, Farm-to-Market Road 157, Farm-to-Market Road 1187, Farm-to-Market Road 917, Main Street, Debbie Lane, Broad Street, Country Club Drive, Heritage Parkway, Matlock Road, or Lone Star Road; within 250 linear feet of any residence, hospital, daycare center, or public or private school or college by right; or within 250 linear feet of parks and recreational facilities.

3. Measurement. For purposes of this section, measurement shall be made in a straight line, without regard to intervening structures or objects:

a. From the nearest portion of the property line of the premises where the existing business is located to the nearest portion of the property line of the premises where the new business is proposed; or

b. From the nearest portion of the right-of-way line of U.S. Highway 287, U.S. Business Highway 287, State Highway 360, Farm-to-Market Road 157, Farm-to-Market Road 1187, Farm-to-Market Road 917, Main Street, Debbie Lane, Broad Street, Country Club Drive, Heritage Parkway, Matlock Road or Lone Star Road to the property line of the premises where the new business is proposed; or

c. From the nearest portion of any lot line of any property with a zoning designation permitting residential uses, places of worship, hospitals, daycare centers, public or private schools or colleges by right or parks and recreational facilities to the location of the Donation Box.

4. Donation Boxes shall be placed on a paved surface, and shall not be located in any parking space, aisle or loading dock and service area.

5. Donation Boxes shall not be located within in any required landscape buffers.

6. Donation Boxes shall not be located in any designated open space, community space or passive or civic spaces.

7. Donation Boxes shall conform to all applicable building setbacks on the property.

8. Donation Boxes shall be located in a manner to facilitate pickup of donated items by the operator or collection agency.

9. Donation Boxes shall not be located in the rear of any building which is not a pad site (for the purposes of this provision, a "pad site" is defined as a nonresidential building of 6,000 square feet or less).

10. Donation Boxes shall be located a minimum distance of twenty-five (25) feet away from the intersection of two (2) or more fire lanes and/or drive aisles, with the distance measured from the intersecting center lines of the fire lanes and/or drive aisles.

11. The maximum dimensions of a Donation Box shall be six (6) feet in width, four (4) feet in depth and seven (7) feet in height.

12. Prior to placement of a Donation Box on any property, including those placed on properties in which they are allowed by right as an accessory use, a Donation Box Permit must be obtained in accordance with Chapter 166 of the Code of Ordinances.

13. Donation Boxes shall be painted or stained with a low reflectance and subtle neutral or earth-tone color scheme. High-intensity colors, metallic colors, black or fluorescent colors shall be prohibited.

14. Donation Boxes shall be safely designed in a manner that prevents such structures from tipping over or permitting people to enter."

SECTION 4.

That the requirements of this Ordinance shall apply to all donation boxes regardless of whether the boxes were placed prior to the effective date of these regulations, except that any donation boxes existing on the effective date of these regulations shall come into compliance with the requirements of Chapters 155 and 116 not later than ten (10) days after the date of final passage. Donation boxes existing on the effective date which are not allowed by right and located on lots which may be permitted by an SUP shall, (a) come into compliance with the requirements of Chapters 155 and 116 not later than ten (10) days after the date of final passage, (b) shall have a completed SUP application filed with the City of Mansfield not later than thirty (30) days after the date of final passage, and (c) come into complete compliance with Section 155.054(B), "Permitted Use Table", Table D, not later than one (1) year after the effective date of these regulations. Donation boxes existing on or before the effective date of these regulations shall have no legally existing non-conforming rights.

SECTION 5.

That all ordinances of the City in conflict with the provisions of this ordinance be, and the same are hereby, repealed and all other ordinances of the City not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 6.

Should any paragraph, sentence, subdivision, clause, phrase or section of this ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this ordinance as a whole or any part or provision thereof, other than the part so declared to be invalid, illegal or unconstitutional, and shall not affect the validity of the Zoning Ordinance as a whole.

SECTION 7.

Any person, firm or corporation violating any of the provisions of this ordinance or the Zoning Ordinance, as amended hereby, shall be deemed guilty of a misdemeanor and, upon conviction in the Municipal Court of the City of Mansfield, Texas, shall be punished by a fine not to exceed the sum of Two Thousand Dollars ($2,000.00) for each offense, and each and every day any such violation shall continue shall be deemed to constitute a separate offense.

SECTION 8.

This ordinance shall take effect immediately from and after its passage on the first and final reading and the publication of the caption, as the law and charter in such cases provide.

DULY PASSED ON THE FIRST AND FINAL READING BY THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS, THIS 9TH DAY OF JANUARY 2023.

_____

Michael Evans, Mayor

ATTEST:

_____

Susana Marin, City Secretary

APPROVED AS TO FORM AND LEGALITY:

_____

Drew Larkin, City Attorney

CITY OF MANSFIELD

1200 E. Broad St.
Mansfield, TX 76063
mansfieldtexas.gov

STAFF REPORT

File Number: 22-5113

Agenda Date: 1/3/2023 **Version:** 1 **Status:** Passed

In Control: Planning and Zoning Commission **File Type:** Zoning Case

Title

ZC#22-019: Public hearing on a change of zoning from PR, Pre-Development District, SF-12/22, Single-Family Residential District and PD, Planned Development District to PD, Planned Development District for single-family residential, single-family attached (brownstones) and multi-family residential uses on approximately 16.42 acres out of the Henry Odell Survey, Abstract No. 1196, Tarrant County, Texas, on property located at 1725 E. Broad Street, and 257 and 261 Carlin Road; Bridgeview Real Estate, owner/developer and Matlock East, LLC, owner

Description/History

Existing Use: Vacant

Existing Zoning: PR, Pre-Development District, SF-12/22, Single-Family Residential District and PD, Planned Development District

Land Use Plan: Sub-Area 5

Surrounding Land Use & Zoning:

North - Single-family residential and vacant, PR, Pre-Development District

South - Single-family residential and commercial, PR, Pre-Development District, SF-12/22 Single Family Residential District and PD, Planned Development District for the Shops at Broad Street

East - Single-family residential and vacant, PR, Pre-Development District and SF-12/22 Single Family Residential District

West - Retail/commercial, PD, Planned Development District for the Shops at Broad Street

Thoroughfare Plan Specification:

US Highway 287 - Freeway

E. Broad Street - 6-lane divided principal arterial street

Carlin Road - 2-lane residential street

Synopsis

The applicant is requesting to rezone the property from PR, Pre-Development District, SF-12/22, Single-Family Residential District and PD, Planned Development District to PD, Planned Development District for single-family residential, single-family attached (brownstones) and multi-family residential uses on approximately 16.42 acres.

Staff Analysis

The Homes at the Alexander consists of three tracts totaling 16.42 acres for multi-family

dwelling units, brownstones, and single-family residential lots on three tracts of land. The uses and development standards for each tract are described below:

Tract No. 1

Tract No. 1 is approximately 4.66 acres and will be developed as four (4) single-family lots with a minimum lot size of one (1) acre and homes with a minimum habitable area of 3,500 square feet. These lots are designed to blend with the adjacent lots on Carlin Road under the following standards:

- Minimum Lot Size: 43,560 square feet (1 acre)
- Minimum Lot Width: 120 feet
- Minimum Lot Depth: 120 feet
- Minimum Front Setback: 55 feet
- Minimum Side Setback: 10 feet
- Minimum Exterior Side Setback: 25 feet
- Minimum Rear Setback: 20 feet
- Maximum Lot Coverage: 45%
- Minimum Habitable Area: 3,500 square feet

Homes must use brick or stone, with cementitious fiber board, stucco or wood as an accent material on no more than 20 percent of the total wall area. Garages for the homes must be a side-entry garage set toward the rear of the house, a side-entry garage forward of the house, or a detached garage.

To nurture and sustain a rural aesthetic context, the lots will be accessed by a 24-foot common access easement designed to resemble a rural country road. Each home on these lots must be unique custom designs. These lots will serve as a transition from the more rural and exurban properties on Carlin Road.

Tract No. 2

Tract No. 2 is approximately 3.99 acres and is anticipated to deliver 51 brownstones. The brownstones will be between two (2) and three (3) stories in height. Each dwelling unit will have a minimum habitable area of 1,500 square feet and be located on a separate lot of at least 2,000 square feet. No more than five units may be under the same roof.

The architectural standards for the brownstones draw inspiration from the same found existing in the D, Downtown District and in the S, South Mansfield Form-Based Development District. Buildings must primarily use brick or stone; and cementitious fiber board, stucco or wood can be used as an accent material on no more than 20 percent of the total wall area. To encourage visual interest and architectural diversity, building frontages (e.g., dooryards and stoops) must vary from lot to lot and cannot be repeated more than twice on the same block face or across the street. All building frontages must feature a dooryard frontage or stoop frontage. Design inspirations are shown in Exhibit C.

In addition to access to the Walnut Creek Linear Park Trail, the developer proposes to

locate an amenity center to serve the residents of the brownstones as shown on Exhibit EX-B1. Landscaping will be provided as shown on Exhibit D.

Each dwelling unit will have a minimum of two parking spaces located in a garage. The garage must be accessed from an alley or driveway to the rear of the building. Additional surface parking has been provided for visitors.

The brownstones will be accessed from the Shops at Broad Street and will be served by private driveways. To provide two points of access to the brownstones, an “emergency access only” gate has been provided between Tracts No. 1 and No. 2 to provide emergency services access from Carlin Road. This gate may only be used during emergencies.

Tract No. 3

Tract No. 3 is approximately 7.77 acres and contains the multi-family dwelling units. This property is currently part of the Shops at Broad Street Planned Development District and currently has entitlement for multi-family residential use. The developer included this property in this rezoning request to create a more cohesive development with the adjacent brownstones and single-family lots and ensure an appropriate transition in land use intently following the principles, practices, and philosophies of transect-based urbanism. The proposed PD, Planned Development District standards for the multi-family dwelling units are designed to promote a higher quality product than the current standards in the Shops at Broad Street PD, Planned Development District require.

The building will have a maximum of 388 multi-family dwelling units in a four-story building that includes a five-story parking structure. The building design includes a mix of building materials, including brick, metal panels and fiber cement to create a variated façade with different textures. The building also features articulation to create multiple planes, balconies and door yards on the ground floor units facing the park trail. The proposed elevations are shown in Exhibit C.

Facing the Shops at Broad Street, the front of the building will have a decorative plaza at the leasing office. Two pool courtyards, one at each end of the building, will be available to the residents. Two additional pocket parks are incorporated into the east façade of the building. Landscaping will be provided along the plaza and linear trail, and in the surface parking lot as shown on Exhibit D.

There are 528 parking spaces in the proposed parking structure for the residents. An additional 52 spaces in the structure have been designated for use by the Star Center. The surface parking between the apartment building and the Star Center will have seven spaces for the residents and 115 spaces for the Star Center. A portion of the fire lane on the east side of the building will be constructed with geoblock grass pavers. This will allow for a reconfiguration of a future driveway and parking lot connection to the City property to the east should it develop.

To reinforce the timely development of the brownstones with the multi-family residential construction, there is a phasing plan provided. The phasing of the multi-family dwelling

units is tied to the development of the brownstones. No more than 191 of the 388 total multi-family dwelling units may be leased or occupied prior to the construction and final inspection of at least 50 percent of the brownstones.

Summary

As proposed, this development will offer a mix of housing opportunities designed to transition from the rural / exurban area on Carlin Road to more intense commercial uses found in the Shops at Broad Street. The four (4) estate lots on Tract No. 1 will provide a buffer from the rural properties on Carlin Road to the residential uses on Tracts No. 2 and No. 3.

The homes on Tract No. 1 will be custom homes. The brownstones and multi-family dwelling units will be designed to have visual interest using architectural elements such as dooryards or stoops and building materials.

While being sensitive to the Carlin Road neighborhood, the project will uniquely contribute to the mixed-use character envisioned for the Shops at Broad Street. The architectural and urban design standards proposed in this PD, Planned Development District are elevated and support the vision for the future along the U.S. Highway 287 Corridor.

RECOMMENDATION

Staff recommends approval.

ATTACHMENT

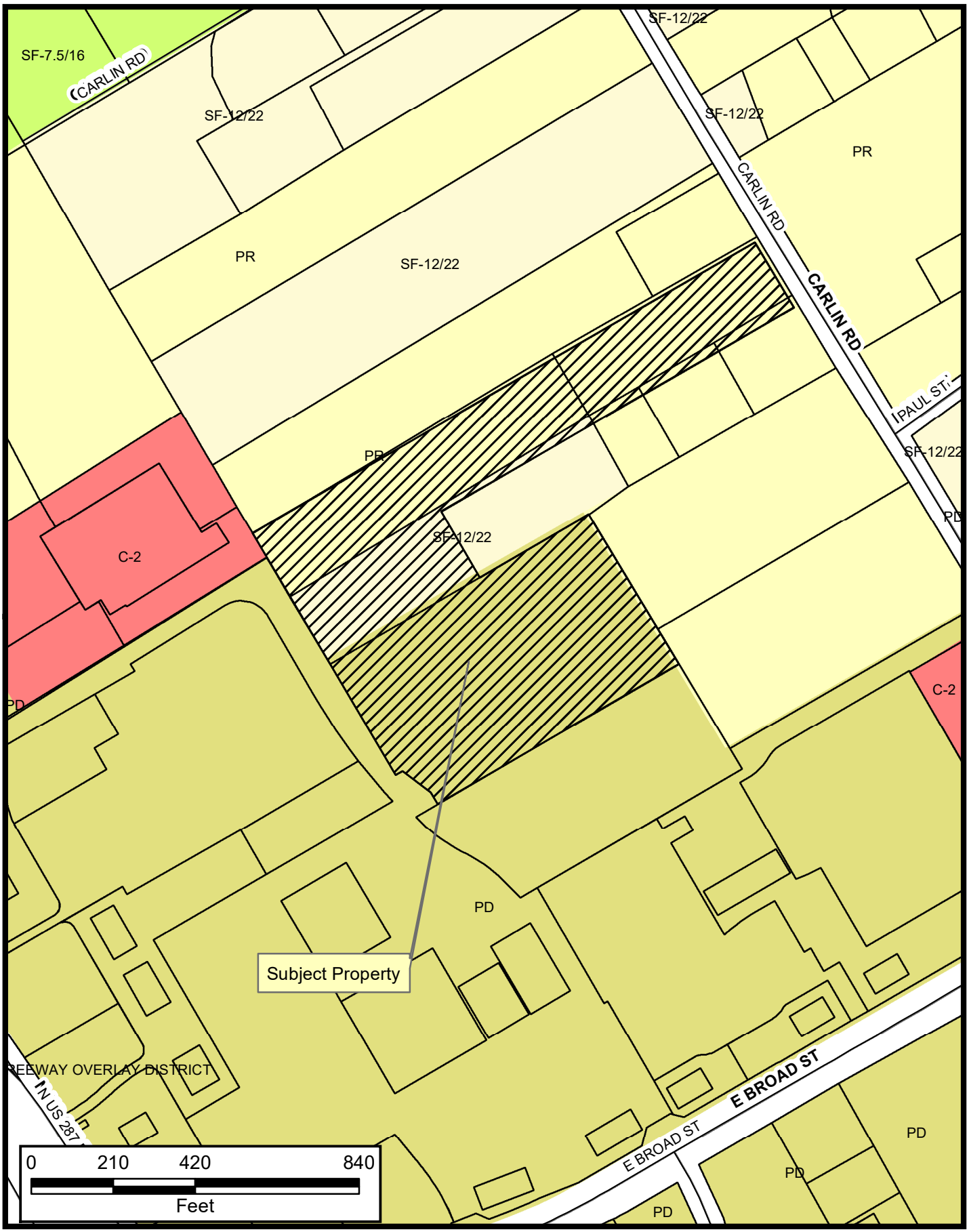
Maps and Supporting Information
Exhibit A - Legal Description
Exhibit B - PD standards and Development Plan
Exhibit C - Elevations
Exhibit D - Landscape Plan

MANSFIELD TEXAS

ZC#22-019

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.

12/13/2022



MANSFIELD TEXAS

ZC#22-019

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12/13/2022

Property Owner Notification for ZC#22-019

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
BRATTON, THOMAS SURVEY	A 162	ROBB, G W LTD	315 CARLIN RD	MANSFIELD, TX	76063-3458
BRATTON, THOMAS SURVEY	A 162	GOOCH, BILL C	240 CARLIN RD	MANSFIELD, TX	76063-3455
BRATTON, THOMAS SURVEY	A 162	ROBB, G W LTD	315 CARLIN RD	MANSFIELD, TX	76063-3458
NELSON ADDITION-MANSFIELD	BLK 1	NELSON FAMILY REV TRUST	257 CARLIN RD	MANSFIELD, TX	76063
ODELE, HENRY SURVEY	A 1196	HUANTE, JOSE HECTOR	309 CARLIN RD	MANSFIELD, TX	76063-3458
ODELE, HENRY SURVEY	A 1196	HUANTE, JOSE HECTOR	309 CARLIN RD	MANSFIELD, TX	76063-3458
ODELE, HENRY SURVEY	A 1196	MATLOCK EAST LLC	800 MATLOCK RD	MANSFIELD, TX	76063
ODELE, HENRY SURVEY	A 1196	BANE, DARVIS	251 CARLIN RD	MANSFIELD, TX	76063-3459
ODELE, HENRY SURVEY	A 1196	DOTY, NATHAN P	253 CARLIN RD	MANSFIELD, TX	76063-3459
ODELE, HENRY SURVEY	A 1196	MATLOCK EAST LLC	800 MATLOCK RD	MANSFIELD, TX	76063
ODELE, HENRY SURVEY	A 1196	DOTY, NATHAN	253 CARLIN RD	MANSFIELD, TX	76063-3459
ODELE, HENRY SURVEY	A 1196	MANSFIELD, CITY OF	1200 E BROAD ST	MANSFIELD, TX	76063-1805
ODELE, HENRY SURVEY	A 1196	MANSFIELD, CITY OF	1200 E BROAD ST	MANSFIELD, TX	76063-1805
ODELE, HENRY SURVEY	A 1196	MANSFIELD, CITY OF	1200 E BROAD ST	MANSFIELD, TX	76063-1805
ODELE, HENRY SURVEY	A 1196	MANSFIELD, CITY OF	1200 E BROAD ST	MANSFIELD, TX	76063-1805
SHOPS AT BROAD ST, THE	BLK 1	MANSFIELD, CITY OF	1200 E BROAD ST	MANSFIELD, TX	76063-1805
SHOPS AT BROAD ST, THE	BLK 1	BV CAPITAL MULTIFAMILY FUND I	8390 LYNDON B JOHNSON FWY SUIT	DALLAS, TX	75243

Property Owner Notification for ZC#22-019

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
SHOPS AT BROAD ST, THE	BLK 1	SPIRIT REALTY LP	4400 VON KARMAN STE 100	NEWPORT BEACH, CA	92660
SHOPS AT BROAD ST, THE	BLK 1	SHOPS AT BROAD LLC	3060 PEACHTREE RD STE 1050	ATLANTA, GA	30305

ZONING DESCRIPTION
LOT 7R, BLOCK 1, THE SHOPS AT BROAD STREET
MANSFIELD, TARRANT COUNTY, TEXAS

BEING a tract of land situated in the Henry Odell Survey, Abstract No. 1196, City of Mansfield, Tarrant County, Texas, being all of LOT 7R, BLOCK 1 of LOTS 1R, 2R, 3R1, 3R2, 4R1, 4R2, 4R3, 5R, 6R1, 6R2, 6R3, 6R4, 7R, 8R, 9R, 10R, 11R AND 12, BLOCK 1, THE SHOPS AT BROAD STREET, an addition to the City of Mansfield, Tarrant County, Texas, according to the plat thereof recorded under Clerk's File No. D218189472, Official Public Records, Tarrant County, Texas, and being more particularly described as follows:

BEGINNING at the southeast corner of said Lot 7R, Block 1 and the northeast corner of said Lot 8R, Block 1;

THENCE South 59°50'48" West along the common line of said Lot 7R and Lot 8R, Block 1, a distance of 714.19 feet to the southwest corner of said Lot 7R, Block 1 and being in a east line of Lot 6R1A, Block 1 of LOTS 6R1A, 13 AND 14, BLOCK 1, THE SHOPS AT BROAD STREET, an addition to the City of Mansfield, Tarrant County, Texas, according to the plat thereof recorded under Clerk's File No. D219213093, Official Public Records, Tarrant County, Texas;

THENCE along the common line of said Lot 6R1A and Lot 7R, Block 1, the following:

North 30°09'12" West, a distance of 35.70 feet to a point for corner;

North 53°29'16" West, a distance of 90.03 feet to a point for corner;

South 59°54'49" West, a distance of 19.78 feet to a point for corner;

North 30°09'12" West, a distance of 330.51 feet to a point for the northwest corner of said Lot 7R, Block 1 and in the southeast line of Lot 1, Block 1, NELSON ADDITION, an addition to the city of Mansfield, Tarrant County, Texas according to the plat thereof recorded in Cabinet A, Slide 234, Plat Records of Tarrant County, Texas;

THENCE North 59°54'26" East along the common line of said Lot 7R, Block 1 and said Lot 1, Block 1, a distance of 762.53 feet to a point for the northeast corner of said Lot 7R, Block 1;

THENCE South 31°03'37" East along the northeast line of said Lot 7R, Block 1, a distance of 448.14 feet to the **POINT OF BEGINNING** and containing a computed area of 7.77 acres of land more or less.

Notes:

This document was prepared under 22 TAC §138.95, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

Bearings and distances called for herein are based on the plat recorded under Clerk's File No. D218189472, Official Public Records, Tarrant County, Texas.

EXHIBIT A

360 SURVEYING

METES AND BOUNDS DESCRIPTION
8.653 ACRES

All that certain tract or parcel containing 8.653 acres of land in the **Henry Odele Survey, A-1196, Tarrant County, Texas**, being all of the following two (2) tracts: (1) a tract which was called 2.66 acre, Tract 1 and (2) a tract which was called 3.99 acre, Tract 2, conveyed from Danny Lynn Battles, et ux to Matlock East, LLC, by an instrument of record in Clerks File #D221087663, Tarrant County Official Public Record (TCOPR) and a portion of a tract which was called Lot 1, Block 1, Nelson Addition, a subdivision of record in Volume A, Page 234, Tarrant County Plat Record (TCPR), conveyed from Steven G. Nelson, et al to Steven G. Nelson, et al, Co-Trustees, by an instrument of record in Clerks File #D215017907, TCOPR, said 8.653 acres being more particularly described as follows and shown on the plat prepared by 360 Surveying as Job Number 1758-004, (Bearing Basis: State Plane Coordinates, Texas North Central 4202, NAD83, GRID)

BEGINNING at a 1/2" iron rod found for northwest corner, being the northwest corner of said 3.99 acre tract and southwest corner of a tract which was called Residue Tract conveyed from Patricia D'ann Smith, et al to Jose Hector Huante, by an instrument of record in D21400019, TCOPR, lying in the west line of a tract which was called Lot 6R1, Block 1, The Shops at Broad Street, a subdivision of record in Clerks File #D218189472, TCOPR;

THENCE N59°54'45"E, 892.93 feet along the common line of said 3.99 acre tract and said Residue Tract to a 1/2" iron rod found for angle point, being the northeast corner of said 3.99 acre tract and northwest corner of said 2.66 acre tract;

THENCE N59°57'53"E, 593.28 feet along the common line of said 2.66 acre tract, said Residue Tract and a tract which was called 1.0 acre conveyed from The Flying A. Group, Ltd to Jose Hector Huante, by an instrument of record in D214000129, TCOPR to a 3/8" iron rod found for northeast corner, being the northeast corner of said 2.66 acre tract and southeast corner of said 1.0 acre tract, lying in the west right of way (R-O-W) line of Carline Road;

THENCE S30°50'22"E, 194.98 feet along the common line of said 2.66 acre tract and Carlin Road to a 1" iron pipe found for southeast corner, being the southeast corner of said 2.66 acre tract and northeast corner of a tract which was called 0.996 acre conveyed from Robert L. Featherston, et al to Anthony F. Bane, et ux, by an instrument of record in Clerks File #D198274077, TCOPR;

THENCE departing Carlin Road, **S59°57'05"W, 594.20 feet** along the common line of said 2.66 acre tract, said 0.996 acre tract, a tract which was called 0.9983 acre conveyed from Jeffrey W. Edwards, et ux to Nathan Doty, by an instrument of record in Clerks File #D201095699, TCOPR and a tract which was called 0.663 acre conveyed from Craig M. Hoernke to Nathan Doty, by an instrument of record in Clerks File #D201010470, TCOPR to a 1/2" iron rod found for angle point, being the southwest corner of said 2.66 acre tract, southeast corner of said 3.99 acre tract, northwest corner of said 0.663 acre tract and northeast corner of said Lot 1;

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EXHIBIT A

360 SURVEYING

THENCE S59°56'25"W, 448.54 feet along the common line of said 3.99 acre tract and said Lot 1 to a 5/8" iron rod set for interior corner;

THENCE S30°03'35"E, 195.73 feet crossing said Lot 1 to a 5/8" iron rod set for a southeast corner, lying in the south line of said Lot 1 and north line of a tract which was called Lot 7R, Block 1, of said Shops at Broad Street, from which a 1/2" iron rod found for northeast corner of said Lot 7R bears: N59°54'28"E, 322.71 feet;

THENCE S59°54'28"W, along the common line of said Lot 1 and said Lot 7R, at 439.65 feet pass a 5/8" iron rod found for northwest corner of said Lot 7R and a northeast corner of said Lot 6R1 and continuing along the common line of said Lot 1 and said Lot 6R1 for a distance in all of **443.98 feet** to a 5/8" iron rod found for southwest corner, being the southwest corner of said Lot 1 and an interior corner of said Lot 6R1;

THENCE N30°22'12"W, 195.99 feet along the common line of said Lot 1 and said Lot 6R1 to a 1/2" iron rod found for angle point, being the northwest corner of said Lot 1 and southwest corner of said 3.99 acre tract;

THENCE N30°22'42"W, along the common line of said 3.99 acre tract and said Lot 6R1, at 120.75 feet pass a 1/2" iron rod found and continuing for a distance in all of **194.67 feet** to the **PLACE OF BEGINNING**, containing **8.653 acres** of land, more or less.

STATE OF TEXAS
REGISTERED
BRET READ
6610
PROFESSIONAL
LAND SURVEYOR

Bret Read, RPLS 6610
September 28, 2022

310 H.G. Mosley Pkwy, Longview, Tx 75604 • 908 Spruce St, Texarkana, Tx 75501 • 903.387.2577 • TBPELS 10194293

EXHIBIT B FOR ZC#-22-019

ALEXANDER PD, PLANNED DEVELOPMENT DISTRICT REGULATIONS

PURPOSE AND INTENT:

The purpose and the intent of this Alexander Planned Development District (this "PD, PLANNED DEVELOPMENT DISTRICT"), is to provide a distinct set of regulations that will produce a new community with housing for a variety of ages and incomes in close proximity to employment and retail opportunities on three (3) tracts of land in adjacency to the Shops at Broad. These regulations will also allow room for exploration and experimentation in architecture and urban design to create individual designs that positively contribute a harmonious whole.

APPLICABILITY:

A. All proposed development shall be in accordance with the provisions of this PD, Planned Development District, and development plans recorded hereunder, if any, shall be binding upon the applicant thereof, his and all successors and assigns, and shall limit and control all applications for building permits.

B. The provisions of Chapter 155 of the Mansfield Code of Ordinances (Zoning Ordinance) shall continue to be applicable to all issues not covered by the regulations found in this PD, Planned Development District.

C. In the event of a conflict between these PD, Planned Development District standards and the Zoning Ordinance, as amended, the standards that are set forth herein shall prevail.

D. In the event of a conflict between these PD, Planned Development District standards and the standards that are specified elsewhere in text and tables, the standards that are set forth herein shall prevail.

E. In the event of a conflict between these PD, Planned Development District standards and any other codes, ordinances, regulations, or standards as adopted by the City of Mansfield, Texas, the standards that are set forth herein shall prevail.

DESCRIPTIONS OF DEVELOPMENT TRACTS:

Development pursuant to the provisions of this PD, Planned Development District, is regulated in accordance with the intensity of the residential uses permitted, according to the following three (3) development tracts:

A. DEVELOPMENT TRACT NO. 1 (TRACT 1) — Tract No. 1 is intended to be developed for very low intensity single-family detached housing on approximately 4.6 acres of land.

B. DEVELOPMENT TRACT NO. 2 (TRACT 2) — Tract No. 2 is intended to be developed for medium intensity attached housing on approximately 4.0 acres of land.

C. DEVELOPMENT TRACT NO. 3 (TRACT 3) — Tract No. 3 is intended to be developed for high intensity multi-family housing on approximately 7.7 acres of land.

DEVELOPMENT PLAN:

For the purpose of this PD, Planned Development District, a site plan and illustrative renderings of the dwelling unit types are attached hereto, respectively, as "EXHIBIT B-1" (collectively the "DEVELOPMENT PLAN") to achieve the following:

A. To establish all required setbacks and buffers for the property in the locations identified on the Development Plan;

B. To identify and establish tracts of land; AND

C. To set forth a general plan of development in Tract No. 1, in Tract No. 2, and in Tract No. 3 as identified under this PD, Planned Development District.

PHASING:

No more than 191 of the 388 total multi-family dwelling units permitted to be constructed on Tract No. 3 shall be leased or occupied prior to the construction and final inspection of at least 50 percent of the brownstones to be constructed on Tract No. 2. However, a certificate of occupancy may be issued for all 388 multi-family dwelling units in accordance with all building codes, ordinances, and regulations of the City.

DEFINITIONS:

The following provides definitions for terms used in this PD, Planned Development District, that are technical in nature or otherwise may not reflect a common usage of the term. Where terms are not defined in this PD, Planned Development District, and are defined in Section 155.012 of the Mansfield Code of Ordinances, such terms shall have the meanings ascribed to them as found in that Section. Where terms are not defined in this PD, Planned Development District or in Section 155.012 of the Mansfield Code of Ordinances, such terms shall have ordinarily accepted meanings such as the context applies.

ANCILLARY ROOF: A secondary structure attached to the principal structure, typically in the form of a one-story structure attached to a two-story structure.

ARCH: A curved symmetrical structure spanning an opening and typically supporting the weight of a bridge, roof, or wall above it.

ATTIC: The interior part of a building contained within a pitched roof structure.

AWNING: A fixed or movable shading structure, and cantilevered or otherwise entirely supported from a building, used to protect outdoor spaces from sun, rain, and other natural conditions.

BROWNSTONE: A single-family dwelling that shares a party wall with another of the same type and it occupies the full width of the front lot line (SYNONYM: ROW HOUSE, SINGLE-FAMILY ATTACHED).

BUILDING ELEVATION: An exterior wall of a building.

BUILDING FRONTAGE: The area between a building elevation and the public right-of-way, it is inclusive of its built and planted components.

BUILDING HEIGHT: The vertical extent of a building measured in stories.

DRIVEWAY: A vehicular lane within a lot, often leading to a garage.

DOORYARD FRONTAGE: A building frontage type with a shallow setback and a front garden or a patio, usually with a low wall or hedge at the lot line (VARIANT: LIGHTWELL, LIGHT COURT).

GLAZING: The portion of a building elevation that is comprised of transparent glass, and that is usually set in doors and windows.

LOT: A parcel of land accommodating a building or buildings under single ownership.

LOT COVERAGE: The percentage of any lot that may be covered by buildings and other roofed structures.

LOT LINE: The boundary that legally and geometrically demarcates a lot.

PIER: A solid support that is designed to sustain vertical pressure.

PORCH: An open-air room appended to a building, with floor and roof, but no walls on at least two (2) sides.

PRINCIPAL ENTRANCE: The main point of access for pedestrians into a building.

REAR ALLEY: a private right-of-way, or access easement, designated to be a secondary means of vehicular access to the rear or to the side of lots; a rear alley may connect to a vehicular driveway located to the rear of lots providing access to accessory buildings, service areas, and parking, and may contain utility easements.

STOOP FRONTAGE: A building frontage wherein the building elevation is aligned close to the front lot line with the first story elevated from the sidewalk for privacy, and with an exterior stair and a landing at an entrance.

STORY: A habitable level within a building, excluding an attic or a raised basement.

GENERAL SITE AND BUILDING STANDARDS FOR ALL TRACTS:

The site and building standards provided below shall be specific to all construction on Tract No. 1, on Tract No. 2, and on Tract No. 3.

A. CONSIDERATIONS FOR UTILITIES.

1. Utilities shall be placed underground.
2. Utility services may require easements at the front, side, or rear lot lines for meters, pedestals, and other equipment requirements.

B. CONSIDERATIONS FOR LANDSCAPING.

1. All landscaping plans shall require approval by the Director of Planning.

2. All site designs in Tract No. 1 shall minimize grading.

3. All topographic transitions between improvements and existing grades or between lots shall appear to be natural slopes or to be garden terraces. In the event natural slopes or garden terraces are not possible, retaining walls may be used, subject to review and approval by the Director of Planning.

4. All removal of trees larger than six (6) inches caliper shall require approval by the Director of Planning.

C. CONSIDERATIONS FOR LIGHTING.

1. Exterior light fixtures shall be compatible with the architectural style of the building to which they are attached.

    a. Uplighting, floodlighting, and wall washing lighting shall be prohibited on Tract No. 1 and Tract No. 2.

2. Garage doors opening onto a rear alley shall provide a light fixture with a photocell that lights from dusk to dawn.

SITE AND BUILDING STANDARDS SPECIFIC TO TRACT 1 (ESTATE HOMES):

The site and building standards provided below shall be specific to all construction on Tract No. 1. Tract No. 1 is intended to allow only single-family detached residential uses situated on a single platted lot.

A. PERMITTED USES.

1. The principal uses and the accessory uses which are permitted by-right in Tract No. 1 are those principal uses and those accessory uses permitted within the SF-12 / 22, Single-Family Residential District as depicted in the "PERMITTED USE TABLE" in Section 155.054 of the Mansfield Code of Ordinances.

B. LOT SIZE AND LOT OCCUPATION.

1. The minimum lot size shall be a minimum of 43,560 square feet.
2. The minimum lot width shall be 120 feet.
3. The minimum lot depth shall be 120 feet.
4. The maximum lot coverage for all principal buildings and their accessory buildings shall not exceed 45 percent.
5. The minimum habitable area for a principal building shall be 3,500 square feet of enclosed space, not including garages, patios, and porches.

C. BUILDING SETBACKS.

1. General:
    a. Only one (1) principal dwelling unit may be built on each platted lot in Tract No. 1.
2. Principal dwelling units:
    a. Minimum front yard — 55 feet.
    b. Minimum interior side yard — 10 feet.
    c. Minimum exterior side yard — 25 feet.
    d. Minimum rear yard — 20 feet.
3. Accessory buildings.

a. Applicable regulations and restrictions for accessory building setbacks as found in Section 155.099 of the Mansfield Code of Ordinances shall apply.

D. BUILDING HEIGHT.

1. General:

a. Building height is limited by stories, and is measured from highest adjacent sidewalk grade. Stories shall not exceed more than 14 feet in height.

b. Building height shall be measured from finished floor to finished ceiling.

c. Below grade stories do not count towards height calculations, provided they do not extend more than 4 feet above the sidewalk grade.

d. Chimneys, cupulas, antennae, vents, elevator bulkheads, stair housing, and other uninhabited elements do not count towards building height.

2. Principal buildings:

a. Principal buildings shall be limited to a maximum height of two-and-a-half (2.5) stories for principal buildings.

b. Principal buildings shall have a minimum ceiling height of ten (10) feet at the first story.

3. Accessory buildings:

a. Accessory buildings shall be limited to a maximum height of one (1) story.

E. BUILDING FRONTAGES.

1. General:

a. Balconies, bay windows, and such are permitted to encroach into the front setback up to 25 percent of its depth.

b. Porches, where provided, may encroach into front setbacks up to 50 percent of their depth.

i. Porches shall be no less than eight (8) feet deep.

F. PARKING STANDARDS.

1. A minimum of two (2) parking spaces shall be provided for each principal dwelling unit and located within a garage.

2. All garages shall be configured in one (1) of the following orientations, as generally described below:

a. Independent of the principal dwelling unit (TYPE 1):

i. The garage shall be detached from a minimum of ten (10) feet from the principal dwelling unit.

b. Side-entry, within the principal dwelling unit volume (TYPE 2):

i. The garage shall be set toward the rear of the principal dwelling unit volume.

ii. The garage shall not be permitted to extend forward of the principal dwelling unit volume.

c. Side-entry or J-Swing, forward of the principal dwelling unit volume (TYPE 3):

i. Vehicular entry to the garage shall be parallel with the front lot line.

d. Rear-entry, within the principal dwelling unit volume (TYPE 4):

i. The garage shall be set toward the rear of the principal dwelling unit volume.

G. ARCHITECTURE.

1. General.

   a. Building elevations and floorplans shall not be repeated on any lot in Tract 1. Each dwelling unit shall be provided with a custom design.

2. Walls.

   a. No more than two (2) building wall materials shall be present in any project, excluding bay windows, patios, porches, exterior shutters, trim, and such.

   b. Building walls shall be finished in brick or stone. Cementitious fiber board, stucco, and wood can only be used as an accent material and where used on a single building, shall not exceed 20 percent of the total building wall area, with each building elevation being calculated independently.

      i. All stucco shall be masonry.

      ii. All stucco shall have a smooth sand finish.

      iii. All exposed exterior wood shall be painted or stained.

      iv. Exterior insulation and finish systems (E.I.F.S.) are prohibited.

   c. The heavier of the building wall materials shall be located below the lighter (e.g., stone below brick; brick below stucco; and stucco below cementitious fiber board and wood). The material transition shall run horizontally across the entire length of the building elevation.

   d. Arches and piers shall match the primary materials and the primary colors of the building walls.

      i. All arches and piers shall be no less than 12 inches by 12 inches.

   e. Columns shall be made of concrete or stone.

      i. All columns shall be no less than 12 inches by 12 inches.

f. Posts shall be made of wood or a synthetic material that has the appearance of wood.

i. All posts shall be no less than six (6) inches by six (6) inches.

g. All columns, piers, and posts shall be appropriately spaced in order to form square or vertically proportioned bays.

3. Roofs.

a. Principal roofs shall be a symmetrical gable or hip and angled (i.e., sloped) no less than 8:12. Sloped roofs shall be clad in asphalt shingle, slate, or terra cotta tile. Sloped roof cladding may include metal, provided it complements an architectural style and it minimizes glare.

b. Ancillary roofs may be sheds angled no less than 3:12.

4. Openings.

a. Principal dwelling units shall have a limit for door and window openings in building elevations that are set along a street or a civic space. No less than 15 percent and no more than 40 percent of the total building wall area shall be used for door and window openings.

i. All windows openings shall be vertically proportioned, and shall be rectangular in shape where visible from streets and civic spaces.

ii. All windows shall use vertically proportioned panes, excluding any transom windows above door openings visible from streets and civic spaces.

b. Door and window openings shall reveal their thickness within the building wall, and where appropriate to the building material that is used. Doors and

windows in building walls made of brick, stone, and stucco shall be recessed a minimum of three (3) inches in depth.

c. Door and window header heights shall be consistent on building elevations fronting a street or a civic space.

d. Door and window openings in building elevations that are set along a street or a civic space shall be evenly spaced to create a harmonious composition.

e. Garage doors shall be made of wood or composite wood and may have glass or framed panels.

5. Attachments.

a. Chimneys, where visible, shall be clad in brick, stone, or stucco.

i. All chimneys shall extend to the ground and shall have a projecting cap on top.

b. All flooring at stoops (e.g., the exterior stair and the landing) shall be made of brick, concrete, or stone to match the building wall finish.

c. All flooring at balconies and at porches shall be made of brick, concrete, or stone.

d. Any part of a balcony projecting beyond a building wall shall be structurally supported by concrete beams or profiled sills or wood beams or brackets of appropriate scale.

SITE AND BUILDING STANDARDS SPECIFIC TO TRACT 2 (BROWNSTONES):

The site and building standards provided below shall be specific to construction on Tract No. 2. Tract No. 2 is intended to allow only for single-family attached residential uses (i.e., brownstones) situated on individually platted lots.

A. PERMITTED USES.

1. The uses permitted for lots in Tract No. 2 shall be expressly limited to the following:

   a. Brownstone.

   b. All accessory uses which are permitted by-right within the 2F, Two Family Residential District as depicted in the "PERMITTED USE TABLE" in Section 155.054 of the Mansfield Code of Ordinances.

B. LOT ORIENTATION.

1. All lots shall front on a street or a civic space.

2. All lots shall be accessed from a rear alley.

C. LOT SIZE AND LOT OCCUPATION.

1. The minimum lot size shall be a minimum of 1,600 square feet.

   a. The minimum lot width shall be 20 feet.

   b. The minimum lot depth shall be 80 feet.

   c. The minimum lot frontage shall be 20 feet.

2. The maximum lot coverage for all principal buildings and their accessory buildings shall not exceed 70 percent.

3. The minimum habitable area for a principal building shall be 1,500 square feet of enclosed space, not including garages, patios, and porches.

D. BUILDING SETBACKS.

1. General:

    a. Only one (1) principal dwelling unit may be built on each lot in Tract No. 2.

2. Principal Buildings:

    a. Minimum front yard — 5 feet.

    b. Minimum side yard — 0 feet.

    c. Minimum rear yard — 5 feet.

3. Accessory buildings.

    a. Applicable regulations and restrictions for accessory building setbacks per Section 155.099 of the Mansfield Code of Ordinances shall apply.

E. BUILDING HEIGHT.

1. General:

    a. Building height is limited by stories, and is measured from highest adjacent sidewalk grade. Stories shall not exceed more than 14 feet in height.

    b. Building height shall be measured from finished floor to finished ceiling.

    c. Below grade stories do not count towards height calculations, provided they do not extend more than four (4) feet above the sidewalk grade.

    d. Chimneys, cupulas, antennae, vents, elevator bulkheads, stair housing, and other uninhabited elements do not count towards building height.

2. Principal buildings:

    a. Principal buildings shall have a minimum height of two (2) stories and be limited to a maximum height of three (3) stories.

b. Principal buildings shall have a minimum ceiling height of ten (10) feet at the first story.

3. Accessory buildings:

a. Accessory buildings shall be limited to a maximum height of two (2) stories.

F. BUILDING FRONTAGES.

1. General:

a. Lots fronting on two (2) or more streets or civic spaces shall have building frontages along each street or civic space.

b. Balconies, bay windows, and such are permitted to encroach into the front setback up to 100 percent of its depth.

c. In order to encourage diversity in design, building frontages shall vary from lot to lot.

d. All brownstones shall provide a dooryard frontage or a stoop frontage.

2. Dooryard frontages:

a. Dooryards may be raised a minimum of two (2) feet from average sidewalk grade at the frontage.

b. Fences or walls shall be provided as a part of the dooryard.

c. All dooryards shall be no less than five (5) feet deep.

d. All dooryard fences and walls shall be four (4) feet in height.

e. All dooryards shall be bound by fences or walls on three (3) sides.

i. An evergreen hedge may replace a fence or wall.

f. Dooryards may be paved in brick, cobble, or stone.

3. Stoop frontages:

a. All stoops shall be no less than five (5) feet in depth.

b. All stoops shall be between four (4) and six (6) feet in width.

c. All stoops shall be covered by a pitched roof structure.

d. Stoops may encroach into the front setback up to 100 percent of its depth.

e. Stoops may be recessed into the main volume of the brownstone where front setbacks are less than five (5) feet.

G. PARKING REQUIREMENTS.

1. A minimum of two (2) parking spaces shall be provided for each principal dwelling unit and located within a garage.

2. Required parking shall be accessed from a rear alley and the required parking shall be oriented to the rear of the lot.

3. All garages shall be configured in one (1) of the following orientations, as generally described below:

a. Rear-entry, within the principal dwelling unit volume:

i. The garage shall be set toward the rear of the principal dwelling unit volume.

H. ARCHITECTURE.

1. General.

a. Dwelling units shall include special details to enhance the distinctiveness of each unit. This may include changes in color, material, height, entry portico, stoops, railings, et cetera.

b. There shall be no more than five (5) principal dwelling units attached under the same roof.

2. Walls.

a. No more than two (2) building wall materials shall be used on the exterior of a brownstone, excluding bay windows, patios, porches, exterior shutters, trim, and such.

b. Building walls shall be finished in brick or stone. Cementitious fiber board, stucco, and wood can only be used as an accent material and where used on a single building, shall not exceed 20 percent of the total building wall area, with each building elevation being calculated independently.

i. All stucco shall be masonry.

ii. All stucco shall have a smooth sand finish.

iii. All exposed exterior wood shall be painted or stained.

iv. Exterior insulation and finish systems (E.I.F.S.) are prohibited.

c. The heavier of the building wall materials shall be located below the lighter (e.g., stone below brick; brick below stucco; and stucco below cementitious fiber board and wood). The material transition shall run horizontally across the entire length of the building elevation.

d. Arches and piers shall match the primary materials and the primary colors of the building walls.

i. All arches and piers shall be no less than 12 inches by 12 inches.

e. Columns shall be made of concrete or stone.

i. All columns shall be no less than 12 inches by 12 inches.

f. Posts shall be made of wood or a synthetic material that has the appearance of wood.

i. All posts shall be no less than six (6) inches by six (6) inches.

g. All columns, piers, and posts shall be appropriately spaced in order to form square or vertically proportioned bays.

3. Roofs.

a. Principal roofs, where sloped, shall be symmetrical gable or hip and angled no less than 6:12. Sloped roofs shall only be clad in asphalt shingle, slate, or terra cotta tile. Sloped roof cladding may include metal, provided that it complements an architectural style and that it minimizes glare.

b. Principal roofs, where low-slope (i.e., flat), shall be surrounded on all sides by a horizontal parapet wall no less than three-and-a-half (3.5) feet in height where the roof deck meets the parapet wall.

c. Ancillary roofs may be sheds angled no less than 3:12.

4. Openings.

a. Principal dwelling units shall have a limit for door and window openings in building elevations that are set along a street or a civic space. No less than 15 percent and no more than 40 percent of the total building wall area shall be used for door and window openings.

i. All windows openings shall be vertically proportioned, and shall be rectangular in shape where visible from streets and civic spaces.

ii. All windows shall use vertically proportioned panes, excluding any transom windows above door openings visible from streets and civic spaces.

b. Door and window openings shall reveal their thickness within the building wall, and where appropriate to the building material that is used. Doors and windows in building walls made of brick, stone, and stucco shall be recessed a minimum of three (3) inches in depth.

c. Door and window header heights shall be consistent on building elevations fronting a street or a civic space.

d. Door and window openings in building elevations that are set along a street or a civic space shall be evenly spaced to create a harmonious composition.

e. Garage doors shall be made of wood or composite wood and may have glass or framed panels.

5. Attachments.

a. Chimneys, where visible, shall be clad in brick, stone, or stucco.

i. All chimneys shall extend to the ground and shall have a projecting cap on top.

b. All flooring at stoops (e.g., the exterior stair and the landing) shall be made of brick, concrete, or stone to match the building wall finish.

c. All flooring at balconies and at porches shall be made of brick, concrete, or stone.

d. Any part of a balcony projecting beyond a building wall shall be structurally supported by concrete beams or profiled sills or wood beams or brackets of appropriate scale.

I. STREETSCAPE STANDARDS.

1. Private streets shall be paved in concrete, and they may be paved in other surface materials including asphalt, brick, cobble, or stone subject to review and approval by the Director of Planning.

2. Private streets shall have street trees planted on center, every 30 feet.

3. The minimum sidewalk width shall be five (5) feet.

4. The minimum parkway width shall be four (4) feet.

5. Rear Alleys:

   a. The minimum width of the access easement for an alley shall be 20 feet and shall have a minimum pavement width of 14 feet.

J. SITE PLAN.

1. Tract No. 2 shall require a site plan subject to review and approval by the Director of Planning. Such site plan shall be reviewed and approved prior to platting and the issuance of any building permit. The site plan shall be prepared and submitted to demonstrate compliance with all the provisions for Tract No. 2 and all other applicable provisions of this PD, Planned Development District and the Mansfield Code of Ordinances. In addition, no application for a building permit for multi-family dwelling units on Tract No. 3 may be made prior to review and approval of the required site plan for Tract No. 2. The decision of the Director of Planning regarding the required site plan may be directly appealed to the City Manager or his / her designee.

SITE AND BUILDING STANDARDS SPECIFIC TO TRACT NO. 3 (MULTI-FAMILY RESIDENTIAL BUILDING):

The site and building standards provided below shall be specific to construction on Tract No. 3. Tract No. 3 is intended to provide standards for a multi-family residential building.

A. PERMITTED USES.

1. The uses permitted for lots in Tract 3 shall be expressly limited to the following:

   a. Multi-family residential building.

   b. Parking structure (attached to the multi-family residential building).

   c. All accessory uses which are permitted by-right within the MF-2, Multi-Family Residential District as depicted in the "PERMITTED USE TABLE" in Section 155.054 of the Mansfield Code of Ordinances.

B. ADDITIONAL USE RESTRICTIONS.

1. A minimum of one (1) bedroom shall be provided for no less than 65 percent of the total number of multi-family dwelling units to be constructed.

2. No more than five (5) percent of the total number of multi-family dwelling units to be constructed shall provide three (3) or more bedrooms.

C. DENSITY.

1. The total number of multi-family dwelling units that may be constructed is limited to 388.

D. LOT SIZE AND LOT OCCUPATION.

1. Lot size and lot occupation shall be as per the approved Development Plan.

E. BUILDING SETBACKS.

1. Building setbacks shall be as per the approved Development Plan.

F. BUILDING HEIGHT.

1. General:

   a. Building height is limited by stories, and is measured from highest adjacent sidewalk grade. Stories shall not exceed more than 14 feet in height.

   b. Building height shall be measured from finished floor to finished ceiling.

   c. Below grade stories do not count towards height calculations, provided they do not extend more than 4 feet above the sidewalk grade.

   d. Chimneys, cupulas, antennae, vents, elevator bulkheads, stair housing, and other uninhabited elements do not count towards building height.

2. Principal buildings:

   a. Principal buildings shall be limited to a maximum height of four (4) stories for principal buildings.

   b. Principal buildings shall have a minimum ceiling height of ten (10) feet at the first story.

3. Parking Structure:

   a. A parking structure that is attached to the multi-family residential building is required. The height of the parking structure attached to the multi-family residential building shall not exceed five (5) stories.

4. Accessory buildings:

   a. Accessory buildings shall be limited to a maximum height of one (1) story.

G. BUILDING FRONTAGES.

1. General:

a. Balconies, bay windows, and such are permitted to encroach into the front setback up to 100 percent of its depth.

b. All ground floor multi-family dwelling units fronting the 12-foot wide park trail as depicted on the Development Plan shall have a dooryard frontage or a stoop frontage.

c. The entrance (i.e., door) into a dooryard frontage or a stoop frontage must open directly into the living area of a ground-floor multi-family dwelling unit and not into a bedroom.

2. Dooryard frontages:

a. Dooryards may be raised a minimum of two (2) feet from average sidewalk grade at the frontage.

b. Fences or walls shall be provided as a part of the dooryard.

c. All dooryards shall be no less than five (5) feet deep.

d. All dooryard fences and walls shall be four (4) feet in height.

e. All dooryards shall be bound by fences or walls on three (3) sides.

i. An evergreen hedge may replace a fence or wall.

f. Dooryards may be paved in concrete, brick, cobble, or stone.

3. Stoop frontages:

a. All stoops shall be no less than five (5) feet in depth.

b. All stoops shall be between four (4) and six (6) feet in width.

c. All stoops shall be covered by a pitched roof structure, awning, or canopy.

d. Stoops may encroach into the setback up to 100 percent of its depth.

H. PARKING REQUIREMENTS.

1. Parking is required for each multi-family residential dwelling unit in the amount as specified below:

    a. One (1) bedroom – a minimum of one (1) parking space.

    b. Two (2) bedrooms or more – a minimum of two (2) parking spaces.

2. Excluding on-street parking spaces, multi-family residential parking provided shall not exceed 200 percent of the minimum parking requirement.

3. Carports and covered parking are permitted in off-street parking area and shall be located behind buildings relative to streets and civic spaces.

I. ARCHITECTURE.

1. General:

    a. All sides of the multi-family residential building shall exhibit continuity in design and contain exterior materials that exhibit quality and durability.

    b. All building elevations at finished grade shall be designed to provide a sense of human scale at grade and incorporate architectural features along streets and civic spaces that add visual interest. This may include, but is not limited to, the use of glazing patterns, distinguished entries, building signage, and lighting.

2. Exterior finish material:

    a. Building walls shall be finished in the materials specified in "EXHIBIT C".

        i. All stucco shall be masonry.

        ii. All stucco shall have a smooth sand finish.

        iii. All exposed exterior wood shall be painted or stained.

        iv. Exterior insulation and finish systems (E.I.F.S.) are prohibited.

b. Arches and piers shall match the primary materials and the primary colors of the building walls.

i. All arches and piers shall be no less than 12 inches by 12 inches.

c. Columns shall be made of concrete or stone.

i. All columns shall be no less than 12 inches by 12 inches.

d. Posts shall be made of wood or a synthetic material that has the appearance of wood.

i. All posts shall be no less than six (6) inches by six (6) inches.

e. All columns, piers, and posts shall be appropriately spaced in order to form square or vertically proportioned bays.

3. Roofs:

a. Principal roofs, where sloped, shall be symmetrical gable or hip and angled no less than 6:12. Sloped roofs shall only be clad in asphalt shingle, slate, or terra cotta tile. Sloped roof cladding may include metal, provided that it complements an architectural style and that it minimizes glare.

b. Principal roofs, where low-slope (i.e., flat), shall be surrounded on all sides by a horizontal parapet wall no less than three-and-a-half (3.5) feet in height where the roof deck meets the parapet wall.

c. Ancillary roofs may be sheds angled no less than 3:12.

4. Openings:

a. All door and window openings shall be vertically proportioned and shall be rectangular in shape.

i. All windows shall use vertically proportioned panes, excluding any transom windows above door openings visible from streets and civic spaces.

b. Door and window openings shall reveal their thickness within the building wall, and where appropriate to the building material that is used. Doors and windows in building walls made of brick, stone, and stucco shall be recessed a minimum of three (3) inches in depth.

c. Door and window header heights shall be consistent on building elevations that are set along a street or a civic space.

d. Door and window openings in building elevations that are set along a street or a civic space shall be evenly spaced to create a harmonious composition.

e. Tinted (greater than ten percent), mirrored, reflective, or colored glass shall not be used on any doors or windows.

5. Attachments:

a. All flooring at stoops (e.g., the exterior stair and the landing) shall be made of brick, concrete, or stone to match the building wall finish.

b. All flooring at balconies and at porches shall be made of brick, concrete, or stone.

c. Any part of a balcony projecting beyond a building wall shall be structurally supported by concrete beams or profiled sills or wood beams or brackets of appropriate scale.

MISCELLANEOUS STANDARDS:

A. LOADING DOCKS AND SERVICE AREAS.

1. Loading docks and service areas shall be located away from thoroughfares and shall be visually screened from adjoining properties to the satisfaction of the Director of Planning.

B. BUILDING MECHANICAL AND ROOFTOP MECHANICAL EQUIPMENT.

1. Building mechanical equipment including, but not limited to, electric meters, gas meters, water meters, and transformers and refuse storage shall be visually screened.

2. Rooftop mechanical equipment shall be visually screened from all sides by parapet walls or opaque screening enclosures both of which shall be a minimum of twelve (12) inches greater in height than the equipment.

C. COLLECTION RECEPTACLES.

1. All collection receptacles shall be visually screened on all sides by a solid, opaque wall a minimum of six feet in height, and constructed of a material matching the nearest building wall to the satisfaction of the Director of Planning. All access doors into the collection receptacle shall be made of opaque metal matching the height of the solid walls.

D. MANDATORY PROPERTY OWNERS' ASSOCIATION.

1. Tract No. 1. A mandatory property owners' association that is separate and distinct from Tract No. 2 shall be recorded in the public records of Tarrant County, Texas, and shall be binding upon all purchasers of land within Tract No. 1. The covenants and restrictions governing the association shall include provisions to enforce the

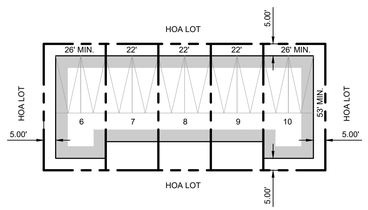
requirement of a custom home on each lot. The mandatory property owners' association shall also be responsible for the maintenance of the common access easement providing access to all four (4) of the estate home lots. The common access easement shall also comply with the following:

a. The common access easement shall be designed to present the appearance of a "rural county road" subject to review and approval by the Director of Planning.

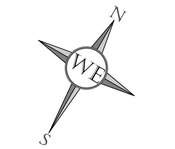
b. The common access easement shall only be permitted to provide emergency access (i.e., gated) to the brownstones located on Tract 2. There shall be no other access provided or permitted.

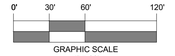
c.

2. Tract No. 2. A mandatory property owners' association that is separate and distinct from Tract No. 1 shall be recorded in the public records of Tarrant County, Texas, and shall be binding upon all purchasers of land within Tract No. 2. The mandatory property owners' association shall be responsible for the maintenance of all on-site parking, lighting, landscape, irrigation, fences, walls, gates (non-vehicular), access control systems, storm water quality and detention systems, private streets, and civic space and amenities.

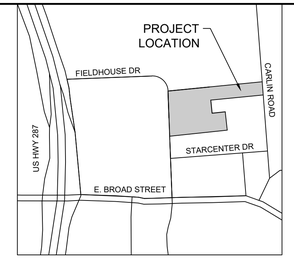


TOWNHOME - 22' WIDE LOT TYP.
MIN. 1,166 S.F. LOT, MIN. 1,500 S.F. HOUSE
SCALE: 1"=30'

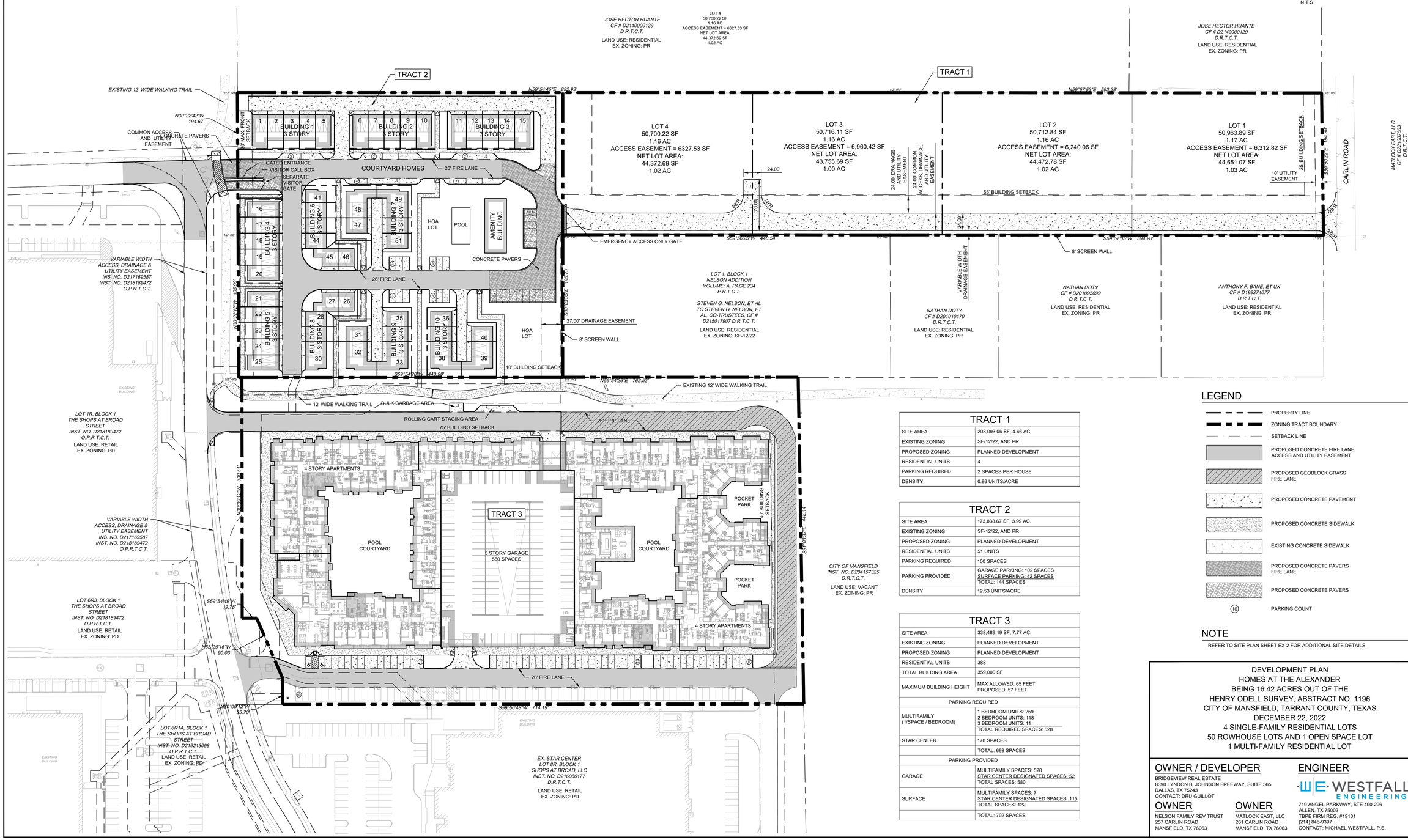




GRAPHIC SCALE
1" = 60'



LOCATION MAP
N.T.S.



TRACT 1

SITE AREA	203,093.06 SF, 4.66 AC.
EXISTING ZONING	SF-12/22, AND PR
PROPOSED ZONING	PLANNED DEVELOPMENT
RESIDENTIAL UNITS	4
PARKING REQUIRED	2 SPACES PER HOUSE
DENSITY	0.86 UNITS/ACRE

TRACT 2

SITE AREA	173,838.67 SF, 3.99 AC.
EXISTING ZONING	SF-12/22, AND PR
PROPOSED ZONING	PLANNED DEVELOPMENT
RESIDENTIAL UNITS	51 UNITS
PARKING REQUIRED	100 SPACES
PARKING PROVIDED	GARAGE PARKING: 102 SPACES SURFACE PARKING: 42 SPACES TOTAL: 144 SPACES
DENSITY	12.53 UNITS/ACRE

TRACT 3

SITE AREA	338,489.19 SF, 7.77 AC.
EXISTING ZONING	PLANNED DEVELOPMENT
PROPOSED ZONING	PLANNED DEVELOPMENT
RESIDENTIAL UNITS	388
TOTAL BUILDING AREA	359,000 SF
MAXIMUM BUILDING HEIGHT	MAX ALLOWED: 65 FEET PROPOSED: 57 FEET
PARKING REQUIRED	
MULTIFAMILY (1/SPACE / BEDROOM)	1 BEDROOM UNITS: 259 2 BEDROOM UNITS: 118 3 BEDROOM UNITS: 11 TOTAL REQUIRED SPACES: 528
STAR CENTER	170 SPACES
	TOTAL: 698 SPACES
PARKING PROVIDED	
GARAGE	MULTIFAMILY SPACES: 528 STAR CENTER DESIGNATED SPACES: 52 TOTAL SPACES: 580
SURFACE	MULTIFAMILY SPACES: 7 STAR CENTER DESIGNATED SPACES: 115 TOTAL SPACES: 122
	TOTAL: 702 SPACES

LEGEND

- PROPERTY LINE
- ZONING TRACT BOUNDARY
- SETBACK LINE
- PROPOSED CONCRETE FIRE LANE, ACCESS AND UTILITY EASEMENT
- PROPOSED GEOBLOCK GRASS FIRE LANE
- PROPOSED CONCRETE PAVEMENT
- PROPOSED CONCRETE SIDEWALK
- EXISTING CONCRETE SIDEWALK
- PROPOSED CONCRETE PAVERS FIRE LANE
- PROPOSED CONCRETE PAVERS
- (10) PARKING COUNT

NOTE

REFER TO SITE PLAN SHEET EX-2 FOR ADDITIONAL SITE DETAILS.

DEVELOPMENT PLAN
HOMES AT THE ALEXANDER
BEING 16.42 ACRES OUT OF THE
HENRY ODELL SURVEY, ABSTRACT NO. 1196
CITY OF MANSFIELD, TARRANT COUNTY, TEXAS
DECEMBER 22, 2022
4 SINGLE-FAMILY RESIDENTIAL LOTS
50 ROWHOUSE LOTS AND 1 OPEN SPACE LOT
1 MULTI-FAMILY RESIDENTIAL LOT

OWNER / DEVELOPER
BRIDGEVIEW REAL ESTATE
8390 LYNDON B. JOHNSON FREEWAY, SUITE 565
DALLAS, TX 75243
CONTACT: DRU GUILLOT

OWNER
NELSON FAMILY REV TRUST
257 CARLIN ROAD
MANSFIELD, TX 76063

OWNER
MATLOCK EAST, LLC
261 CARLIN ROAD
MANSFIELD, TX 76063

ENGINEER
WESTFALL ENGINEERING
719 ANGEL PARKWAY, STE 400-206
ALLEN, TX 75002
TBPE FIRM REG. #19101
(214) 846-9397
CONTACT: MICHAEL WESTFALL, P.E.

WESTFALL ENGINEERING
719 ANGEL PARKWAY
STE 400-206, ALLEN, TX 75002
PHONE NO. (214) 846-9397
TBPE FIRM REG. #19101

THIS DOCUMENT IS RELEASED FOR REVIEW PURPOSES ONLY UNDER THE AUTHORITY OF MICHAEL WESTFALL, P.E. 107094 ON 12/22/2022. IT IS NOT TO BE USED FOR CONSTRUCTION.

HOMES AT THE ALEXANDER
CITY OF MANSFIELD, TEXAS

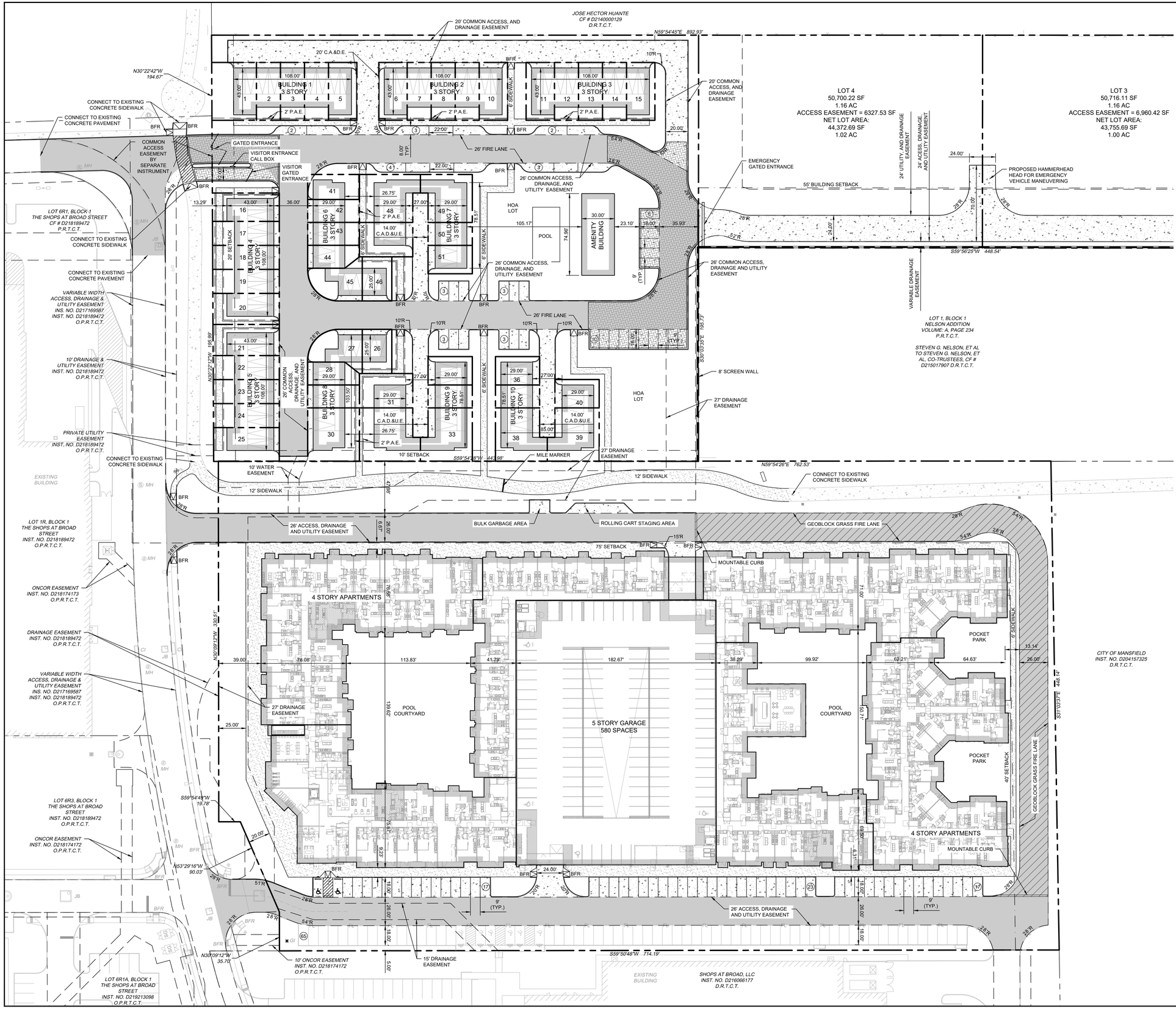
OVERALL SITE PLAN

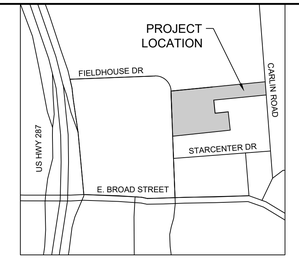
No.	DATE	REVISIONS

DATE
12/22/2022

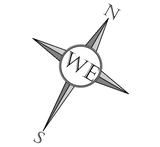
PROJECT NO.
17701

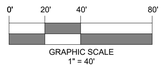
SHEET NO.
EX-B1





LOCATION MAP
N.T.S.





GRAPHIC SCALE
1" = 40'

LEGEND

- PROPERTY LINE
- SETBACK LINE
- PROPOSED CONCRETE FIRE LANE, ACCESS AND UTILITY EASEMENT
- PROPOSED GEOBLOCK GRASS FIRE LANE
- PROPOSED CONCRETE PAVEMENT
- PROPOSED CONCRETE SIDEWALK
- EXISTING CONCRETE SIDEWALK
- PROPOSED CONCRETE PAVERS FIRE LANE
- PROPOSED CONCRETE PAVERS
- PROPOSED FIRE HYDRANT (FH)
- PROPOSED FIRE DEPARTMENT CONNECTION (FDC)
- BARRIER FREE RAMP (BFR)
- PROPOSED TRANSFORMER LOCATION
- NUMBER OF PARKING SPACES PER ROW
- EXISTING POWER POLE
- EXISTING LIGHT POLE
- EXISTING FIRE HYDRANT
- EXISTING STORM MANHOLE
- EXISTING SAN. SWR. MANHOLE
- EXISTING SIGN
- TYP — TYPICAL
- C.A.&D.E. — COMMON ACCESS, AND DRAINAGE EASEMENT
- C.A.D.&U.E. — COMMON ACCESS, DRAINAGE, AND UTILITY EASEMENT
- P.A.E. — PEDESTRIAN ACCESS EASEMENT

811
Know what's **below.**
Call before you dig.

CAUTION!!
THE CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO START OF CONSTRUCTION AND SHALL NOTIFY THE CONSTRUCTION MANAGER AND ENGINEER OF ANY CONFLICTS DISCOVERED. CONTRACTOR IS RESPONSIBLE FOR PROTECTING EXISTING UTILITIES (SHOWN OR NOT SHOWN) WITHIN SCOPE OF CONSTRUCTION . IF ANY EXISTING UTILITIES ARE DAMAGED, THE CONTRACTOR SHALL REPLACE THEM AT HIS OWN EXPENSE. CALL 811 AT LEAST 72 HOURS PRIOR TO COMMENCING CONSTRUCTION IN VICINITY.

WESTFALL ENGINEERING
1719 ANGEL PARKWAY
STE 100, MANSFIELD, TX 76002
PHONE NO. (214) 945-9397
TBPE FIRM REG. #19101

HOMES AT THE ALEXANDER

CITY OF MANSFIELD, TEXAS

SITE PLAN

No.	DATE

REVISIONS

DATE
12/22/2022

PROJECT NO.
17701

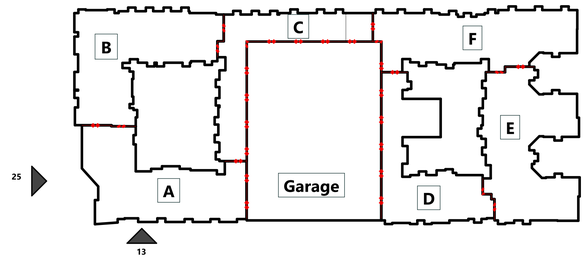
SHEET NO.
EX-B2

EXHIBIT C-1

EXHIBIT C-1

EXHIBIT C-1

EXHIBIT C-2



03 | Key Plan

ELEVATION GENERAL NOTES

1. ALL EXTERIOR BRICK, PANEL, AND SIDING TO WRAP CORNERS AND TERMINATE AT INSIDE CORNERS; TYPICAL, UNLESS NOTED OTHERWISE.
2. A VERTICAL BRICK CONTROL JOINT TO EXIST AT ALL BRICK TO BRICK INSIDE CORNERS, TYPICAL AND AS SHOWN, 30' SEPARATION MAX.
3. ALL MEP ROOF PIPE PENETRATIONS TO BE PAINTED TO MATCH ADJACENT ROOF COLOR.
4. EXTERIOR COLOR PACKAGE TO BE ISSUED AT A LATER DATE.

MATERIAL LEGEND

ID	MATERIAL	COLOR
01	BRICK	BRICK 1
02	BRICK	BRICK 2
03	BRICK	BRICK 3
04	BRICK	BRICK 4
05	FIBER CEMENT SIDING	COLOR 1
06	FIBER CEMENT SIDING	COLOR 2
07	FIBER CEMENT SIDING-WOOD FINISH	COLOR 3
08	FIBER CEMENT PANEL	COLOR 1
09	CORRUGATED METAL PANEL	DARK
10	METAL PANEL	COLOR 1
11	METAL PANEL OR FIBER CEMENT	COLOR 2
12	GARAGE SCREEN PANEL	COLOR 3

13 South Elevation Area A
Scale: 1/8" = 1'-0"

25 West Elevation A
Scale: 1/8" = 1'-0"

JHP
Architecture / Urban Design
A FIRM WITH A VIBRANT & EXCITING CULTURE RECOGNIZED FOR ELEVATED DESIGN

NOT FOR REGULATORY APPROVAL, PERMIT, OR CONSTRUCTION.

CARL M. MALCOLM
Registered Architect of the State of:
TEXAS
Registration Number:
23379

BRIDGEVIEW REAL ESTATE

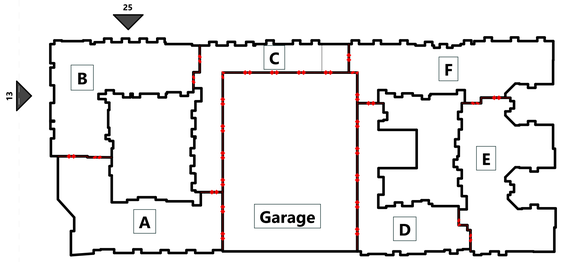
ALEXANDER
Mansfield, Texas

Project Number:	2022007.00
Drawn By:	NCrawford
Issue for:	
DD	09.26.2022

Delta	Issue Name	Date

A410

EXHIBIT C-2



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11	METAL PANEL OR FIBER CEMENT	COLOR 2
12	GARAGE SCREEN PANEL	COLOR 3

13 West Elevation Area B
Scale: 1/8" = 1'-0"

25 Elevation North Area B
Scale: 1/8" = 1'-0"

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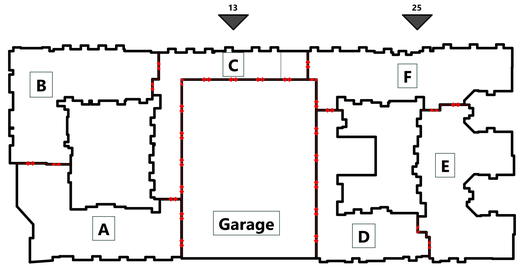
EXHIBIT C-2



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10	METAL PANEL	COLOR 1
11	METAL PANEL OR FIBER CEMENT	COLOR 2
12	GARAGE SCREEN PANEL	COLOR 3

13 North Elevation Area C
Scale: 1/8" = 1'-0"

25 North Elevation Area F
Scale: 1/8" = 1'-0"

JHP
Architecture / Urban Design
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BRIDGEVIEW REAL ESTATE

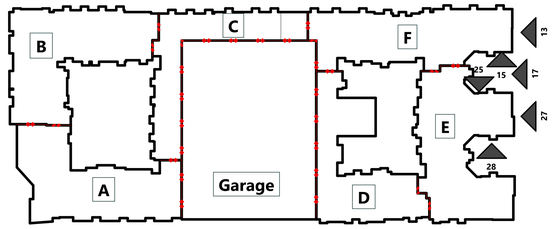
ALEXANDER
Mansfield, Texas

Project Number:	2022007.00
Drawn By:	NCrawford
Issue for:	
DD	09.26.2022

Delta	Issue Name	Date

A412

EXHIBIT C-2



03 | Key Plan

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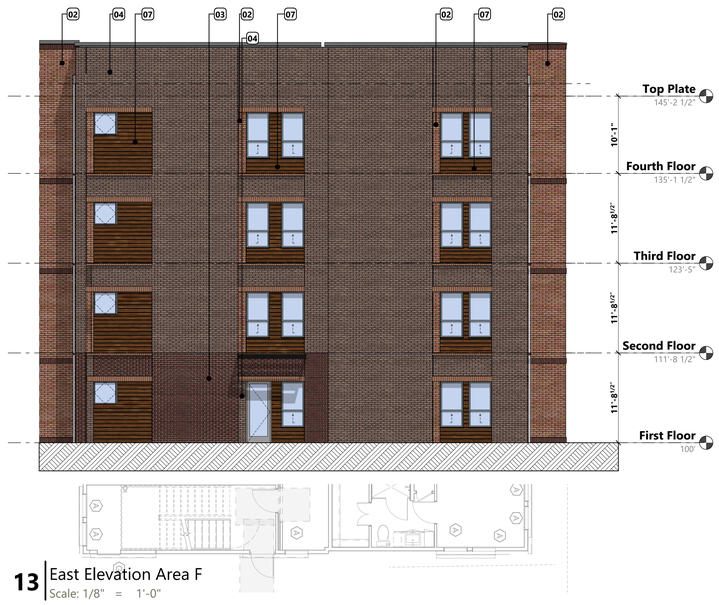

13 East Elevation Area F
Scale: 1/8" = 1'-0"

15 Courtyard 3 North Elevation
Scale: 1/8" = 1'-0"

17 Courtyard 3 East Elevation
Scale: 1/8" = 1'-0"

25 Courtyard 3 South Elevation
Scale: 1/8" = 1'-0"

27 East Elevation Area E Center
Scale: 1/8" = 1'-0"

28 Courtyard 4 North Elevation
Scale: 1/8" = 1'-0"

JHP
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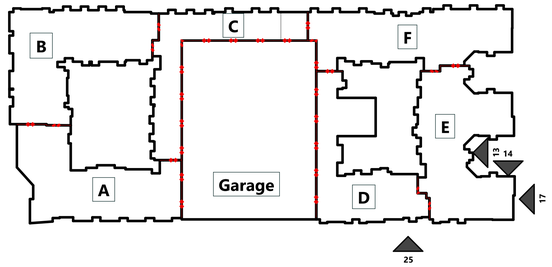
Project Number:	2022007.00
Drawn By:	NCrawford
Issue for:	
DD	09.26.2022

Delta	Issue Name	Date

A413

EXHIBIT C-2



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12	GARAGE SCREEN PANEL	COLOR 3

13 | Courtyard 4 East Elevation
Scale: 1/8" = 1'-0"

14 | Courtyard 4 South Elevation
Scale: 1/8" = 1'-0"

17 | East Elevation Area E South
Scale: 1/8" = 1'-0"

25 | South Elevation Area E
Scale: 1/8" = 1'-0"

JHP
Architecture / Urban Design
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BRIDGEVIEW REAL ESTATE

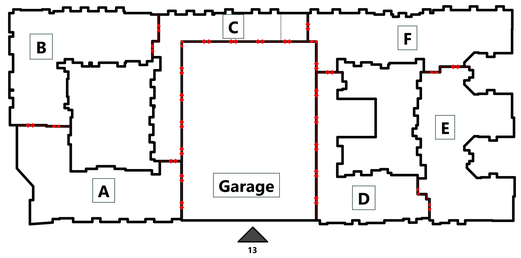
ALEXANDER
Mansfield, Texas

Project Number:	2022007.00
Drawn By:	NCrawford
Issue for:	
DD	09.26.2022

Delta	Issue Name	Date

A414

EXHIBIT C-2



03 | Key Plan

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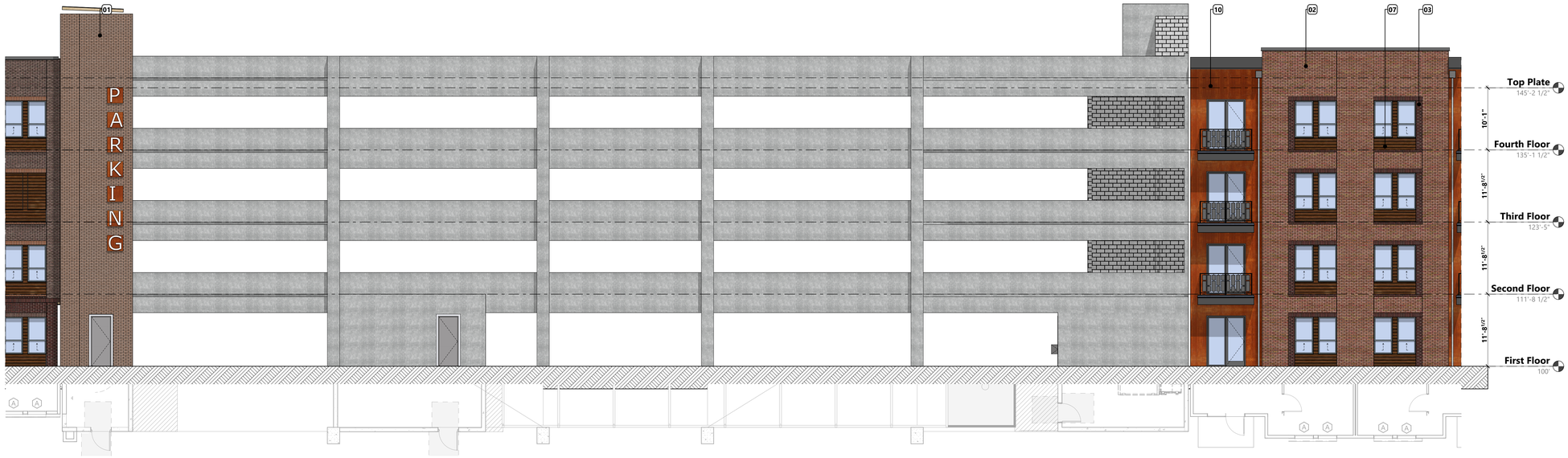

13 | South Elevation Garage
Scale: 1/8" = 1'-0"

JHP
Architecture / Urban Design
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BRIDGEVIEW REAL ESTATE

ALEXANDER
Mansfield, Texas

Project Number:	2022007.00
Drawn By:	NCrawford
Issue for:	
DD	09.26.2022

Delta	Issue Name	Date

EVERGREEN LANDSCAPE BUFFER

DECORATIVE PAVERS

EXISTING TREES/ VEGETATION

EXISTING TREES/ VEGETATION

LANDSCAPE BUFFER FOR SINGLE FAMILY LOT

DECORATIVE PAVERS

8' HT. SOLID SCREEN WALL

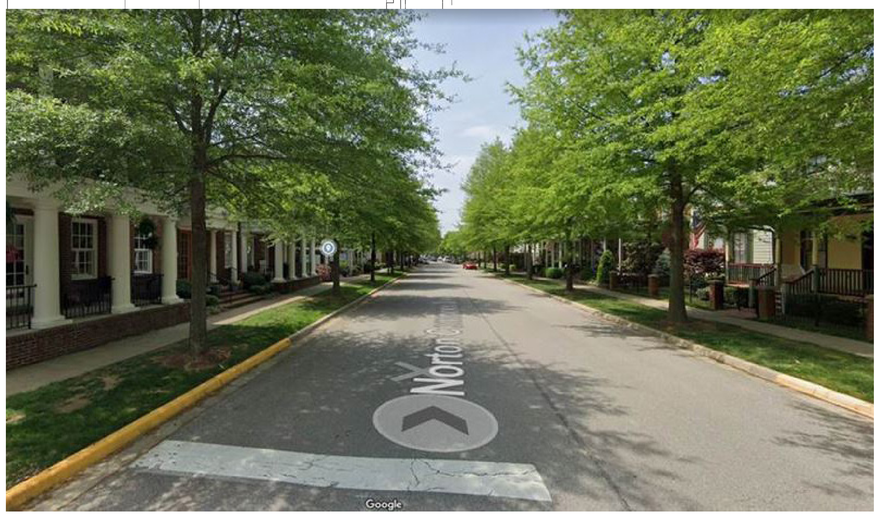
8' HT. SOLID SCREEN WALL

8' HT. SOLID SCREEN WALL

POOL

AMENITY BUILDING

CARLIN RD



MANSFIELD

DECEMBER 21, 2022

BROWNSTONE PD EXHIBIT

NORTH

Scale: 1" = 50'-0"

0' 50' 100' 200'

artis

EXHIBIT D-1

HIKE/ BIKE TRAIL

DECORATIVE PAVING AND STREET TREES

DECORATIVE PAVED PLAZA

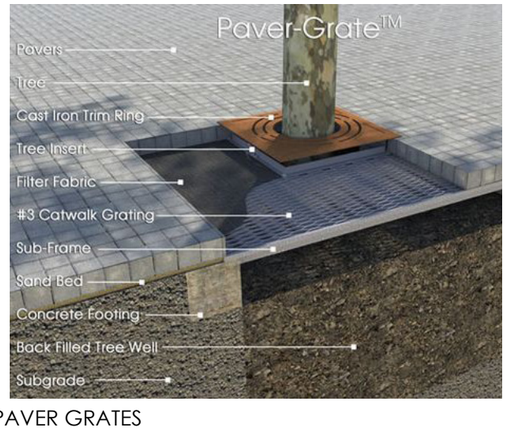
DUMPSTER STAGING AREA

GRASS PAVED FIRELANE

POCKET PARK

DECORATIVE PAVERS/SITE FURNISHING

BIO RETENTION/RAIN GARDEN



PAVER GRATES

DECORATIVE STREET LIGHTING

MANSFIELD

DECEMBER 21, 2022

BRIDGEVIEW REAL ESTATE

EXHIBIT D-2

artis 83

CITY OF MANSFIELD

1200 E. Broad St.
Mansfield, TX 76063
mansfieldtexas.gov

STAFF REPORT

File Number: 22-5114

Agenda Date: 1/3/2023 **Version:** 1 **Status:** Passed

In Control: Planning and Zoning Commission **File Type:** Ordinance Amendment

Title

HLC#21-013: Public hearing on an amendment to Section 155.054(K)(1)(b) of the Mansfield Code of Ordinances to adopt new Design Guidelines for commercial and non-residential historic landmarks and to make the guidelines applicable to all areas of the City.

Description/History

The Design Guidelines for Downtown Mansfield were written in 1991 and restricted to the historic commercial buildings on Blocks 1 and 2 of the Original Town on N. Main Street. There have been many changes over the last 32 years and the downtown area has expanded beyond the original two blocks on Main Street. In addition, there are discrepancies between the guidelines and the desired outcomes for preservation projects.

The Historic Landmark Commission has worked over the last year to update the guidelines to meet the needs of today's historic property owners. As part of the update, the Commission reviewed other cities' guidelines to consider which elements of the present guidelines should be updated. The result is the Design Guidelines for Historic Mansfield.

While many of the current principles of the old Design Guidelines have been retained, they have been emphasized in the update using new graphics and photographs to show appropriate and inappropriate treatments. Another change is the inclusion of the Mid-Century buildings in the guidelines. These buildings have become historic in their own right due to their architectural design and association with prominent citizens.

The Guidelines apply only to commercial or non-residential properties that have been designated as a Mansfield Historic Landmark. They provide recommendations and best practices for altering or modifying the exterior of a historic landmark building. The Guidelines may also be used by non-landmark owners who wish to restore their historic buildings.

The current Design Guidelines were adopted in Section 155.069(K)(1)(b) of the Mansfield Code of Ordinances. The proposed amendment will replace the old Design Guidelines with the Design Guidelines for Historic Mansfield and will remove the restriction of the Guidelines only to Blocks 1 and 2 of the Original Town. This reflects that commercial or non-residential landmarks are no longer confined to just those blocks (for example, the 1924 High School and 1940 Old Rock Gym).

The current provision of Section 155.069(K)(1)(b) reads as follows:

> (b) Design Guidelines for Downtown Mansfield as adopted by Ordinance No. 919; said Design Guidelines are applicable only to historic landmarks within Blocks 1 and 2 of the Original Town of Mansfield as shown in plat recorded in Volume 63, Page 53-54 of the Plat Records, Tarrant County, Texas.

The proposed amendment will read as follows:

> (b) Design Guidelines for Historic Mansfield; said Design Guidelines are applicable to commercial and non-residential historic landmarks within the City of Mansfield.

Recommendation

The Historic Landmark Commission held a public hearing on December 8, 2022, and voted 7 to 0 to recommend approval.

Staff recommends approval.

Attachment

Draft Design Guidelines for Historic Mansfield

DESIGN GUIDELINES FOR HISTORIC MANSFIELD

ACKNOWLEDGMENTS

This revision of *The Design Guidelines for Downtown Mansfield* is a work of the Mansfield Historic Landmark Commission. It builds on the 1991 guidelines and expands them to meet the needs of Mansfield today and in the future.

MANSFIELD HISTORIC LANDMARK COMMISSION

Dr. Robert Smith, Chair
David Littlefield, Vice-Chair
Allan Hudson
Bob Klenzendorf
Amanda Kowalski
Tom Leach
Mark Walker

CITY OF MANSFIELD STAFF

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Jennifer Johnston, Development Coordinator

Historic photographs are courtesy of the Mansfield Historical Society.

Illustrations are by Kirk Voich Gist, Inc., architecture, engineering and interior architecture firm of Fort Worth, Texas.

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The Man and Feild Mill, 1895

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Aerial photograph, 1948

INTRODUCTION

Mansfield was founded on the vision of the pioneers who settled the area and made lives for themselves here. The buildings they left behind are irreplaceable links to Mansfield's past and historic identity. These design guidelines are intended to aid in the preservation of the unique character and identity of Mansfield's landmarks and their environment, and to ensure that future construction will harmonize and support existing historic landmarks.

As a basis of preservation decisions, the *Design Guidelines* promote:

- Consistency, by providing a common understanding to inform projects and to assure they are applied equally to all properties with like circumstances.
- Predictability, through focused and accessible non-technical language. Clear expectations provide users a collective understanding, allowing a project to move through each step of the approval process smoothly.
- Flexibility, by encouraging an innovative and original approach that reflects evolving community values and expectations, which can influence the ways in which they are applied over time.

The guidelines apply only to the exterior of a historic building and to improvements on the property, including accessory structures, parking lots and fencing. The guidelines do not apply to interior restoration or remodeling projects.

WHY PRESERVE MY HISTORIC BUILDING?

1. **Old buildings have intrinsic value.** Historic buildings tend to use better materials such as rare hardwoods and wood from old-growth forests that no longer exist.
2. **You never know what's being destroyed when destroying a historic building.** Historic buildings have design elements that cannot be replaced, like hardwoods, bricks and glass.
3. **New businesses prefer old buildings.** Businesses like bookstores, restaurants, neighborhood pubs and start-ups tend to thrive in old buildings.
4. **Old buildings attract people.** Older architecture generates interest for residents and tourists.
5. **Old buildings are reminders of a city's culture and complexity**. A city needs old buildings to maintain a sense of permanency and history.
6. **Regret goes only one way.** Once a historic building is destroyed, it is lost forever.

Source: Julia Rocchi, National Trust for Historic Preservation

View of Main Street, 2021 (top) and 1907

ABOUT THESE GUIDELINES

The *Design Guidelines* aid in making decisions on the appropriateness and compatibility of planned improvements to historic buildings. Decisions are made based on the goals of the historic preservation ordinance and the criteria in these guidelines.

WHO SHOULD READ THESE DESIGN GUIDELINES?

These guidelines are of particular importance to property owners, professional design consultants, contractors, city staff and the Historic Landmark Commission.

Property Owners

Property owners and their tenants should read these guidelines when planning exterior improvements to their historic landmarks. The guidelines will help determine the appropriate standards for any alterations, restorations, rehabilitations or exterior changes to avoid compromising the historic character of a building.

Other Users

Designers, architects, contractors and developers planning to work with historic landmark properties should consult the guidelines to understand the expectations for a proposed project and the review process for a Certificate of Approval (CoA).

The Historic Landmark Commission

The *Design Guidelines* are administered by the Historic Landmark Commission, a seven member board appointed by the City Council. The Commission is charged with the review and approval of projects to rehabilitate, restore, expand, alter or demolish designated historic landmarks. Work on a landmark should not begin until the Commission has reviewed and approved a project and issued a CoA.

City Staff

City staff assist the Commission with the administration of the *Design Guidelines*. Staff use the guidelines to review CoA applications and provide recommendations to the Commission regarding approval of projects. The Historic Preservation Officer (HPO) in the Planning Department is the primary staff support to the Commission.

View of Water (Main) Street looking north

MANSFIELD'S PRESERVATION POLICIES

The *Design Guidelines* serve to promote the visual continuity, economic value and preservation of historic landmarks for the residents of Mansfield and visitors to the City. The guidelines are developed from the overall City's preservation policies, described in the following documents.

MANSFIELD HISTORIC PRESERVATION PLAN

Mansfield's guiding preservation policies are established in the Historic Preservation Plan. The plan combines goals, objectives, and policies with implementation strategies that provide guidelines and principles for preservation decision making and the on-going management of historic resources.

MANSFIELD LAND USE PLAN

The Official Land Use Plan recognizes that historic preservation is necessary to tie the City's heritage to its population and culture. The plan contains Historic Preservation strategies to help revitalize historic neighborhoods, preserve the City's historic environment and promote rehabilitation, restoration and adaptive reuse of historic properties, including:

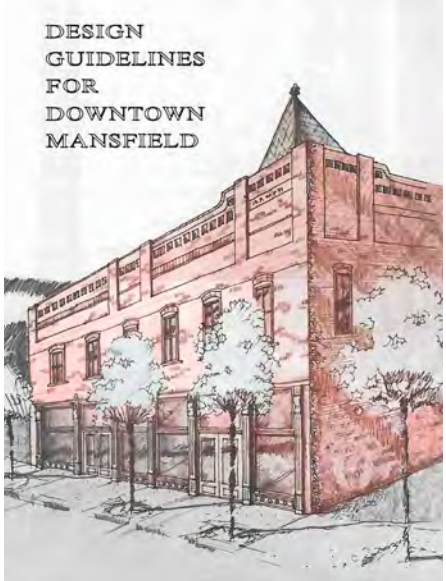
- Create conservation or historic districts to preserve the City's built environment
- Create incentives to encourage the rehabilitation of historic homes and commercial buildings
- Adopt regulations to accommodate the special needs of historic properties such as the International Existing Building Code
- Protect individual sites or aspects of areas identified as being of historic significance through landmark and cultural landmark designations
- Develop guidelines that encourage bulk, construction and aesthetics standards to ensure that the historic integrity of the area is not diminished

DISCOVER HISTORIC MANSFIELD: A Vision and Action Plan

The Vision and Action Plan provides a framework for downtown property owners, businesses, residents and all interested community members to follow as they work to implement a shared vision for the heart of the city. The plan sets out four goals for the historic downtown:

Goal 1: Revitalize neighborhoods in Historic Mansfield
Goal 2: Preserve Historic Mansfield's authentic unique built environment
Goal 3: Make Historic Mansfield a gathering spot
Goal 4: Create a thriving business environment

Design Guidelines for Downtown Mansfield



Written in 1991, the commercial historic landmarks on Blocks 1 and 2 of the Original Town plat follow the standards of the *Design Guidelines for Downtown Mansfield*. While the standards are still applicable today, they do not account for changes in Mansfield's preservation needs over the last thirty years.

Since 1991, there have been changes that extend beyond the limits of the *Design Guidelines for Downtown Mansfield*. New historic landmarks have been designated away from the original two blocks, many Mid-Century buildings are coming into historic status and new technologies like solar panels have evolved that need consideration on historic buildings.

This revision of the 1991 guidelines seeks to update and improve on the original document to support Mansfield's preservation efforts for a new century.

Certified Local Government

Mansfield is one of only 77 cities and counties in Texas to qualify as a Certified Local Government (CLG) by the Texas Historical Commission (THC).

As a member of the CLG program, Mansfield has access to grants, technical assistance, training opportunities, and the experience and knowledge of the other participating CLG communities.

In exchange, the City must honor a commitment to maintain a strong local preservation program. The City reports to the THC each year on the progress of Mansfield's preservation program to maintain CLG status.

REGULATORY FRAMEWORK

The regulatory authority behind the *Design Guidelines* is set out in Chapter 155 "Zoning" of the Mansfield Code of Ordinances.

ZONING CODE

Chapter 155 regulates land uses and sets the development standards for all properties in the City. It also contains specific regulations governing historic properties in the Historic Landmark Overlay District and allows the Historic Landmark Commission to review and approve all exterior improvements to historic landmarks using these *Design Guidelines*.

HISTORIC PRESERVATION ORDINANCE

The Historic Preservation Ordinance is intended to accomplish the following purposes:

1. To protect, enhance and perpetuate historic landmarks which represent or reflect distinctive and important elements of the City's architectural, cultural, social, economic, ethnic and political history.
2. To safeguard Mansfield's historic and cultural heritage, as embodied and reflected in the City's historic landmarks by appropriate regulations.
3. To stabilize and improve property values in historic neighborhoods.
4. To foster civic pride in the beauty and accomplishments of the past.
5. To protect and enhance the City's attractions to tourists and visitors and provide incidental support and stimulus to business and industry.
6. To strengthen the City's economy.
7. To promote the use of historic landmarks for the culture, prosperity, education, and general welfare of the residents of Mansfield and visitors to the City.

THE SECRETARY OF THE INTERIOR'S STANDARDS

As a Certified Local Government, Mansfield adopted by ordinance the Standards for Historic Properties. The Standards are intended to aid the public in making sound historic preservation decisions. The Standards and associated guidelines offer four distinct approaches to the treatment of historic properties: preservation, rehabilitation, restoration, and reconstruction.

ZONING STANDARDS

Zoning Standards address:

- Density
- Use
- Building placement
- Lot coverage by buildings
- Height
- Setbacks

DESIGN GUIDELINES

Design Standards address:

- Compatibility
- Site design
- Building scale, orientation and massing
- Historic rehabilitation
- Entries and windows
- Materials and finishes

CHARACTER-DEFINING FEATURES

Many of downtown's historic buildings still retain their character-defining features. These historic photographs provide examples of these features on one- and two-story Pre-World War II buildings.

Single-story commercial building:

- Brick construction
- Brick patterning on the upper wall
- Corbelling on the parapet
- Central doors with display windows on either side.
- Canopy
- Transom windows
- Cast iron piers and sills

Two-story commercial building:

- Brick construction
- Evenly spaced second floor windows
- Decorative brickwork and cornice
- Central doors with display windows on either side.
- Canopy
- Transom windows
- Cast iron piers and sills

UNDERSTANDING HISTORIC MANSFIELD

From the late 1800s to the 1960s, the commercial core of downtown Mansfield was comprised of the buildings on Blocks 1 and 2 of the Original Town. These blocks contain a cohesive streetscape of 21 one-story commercial buildings punctuated at regular intervals by five two-story structures. The line of buildings on the east side of Main Street is interrupted mid-block by a parking lot.

Most of the buildings on these two blocks are constructed of brick, some with cast iron sills and piers. The brick structures are characterized by consistent brick patterning and corbeling on the parapets, with two occurrences of galvanized metal friezes and cornices. Most storefronts have been altered. The condition of the buildings is generally good.

Of the properties on these blocks, 12 are contributing elements which have been listed on the Historic Resources Survey Update; five are historic elements which have been altered but retain sufficient architectural integrity to contribute to the historic fabric of the district following rehabilitation or restoration.

Fourteen of the buildings were built between 1890 and 1904. Most of these retain a high degree of integrity. All appear to be eligible for the National Register as an architecturally cohesive ensemble that embodies Mansfield's prosperity in the years around the turn of the century.

On and beyond these two blocks of historic commercial buildings are Mid-Century buildings 50 years of age or older that have come into historic significance in their own right. These buildings represent a style of construction from post-World War II and the advent of the automotive age.

Further east of the historic downtown are the 1924 High School and 1940 Old Rock Gym, now designated Mansfield historic landmarks. Other historic structures beyond the buildings in the commercial core are or may soon become eligible for landmark designation, such as the old gin in the Britton Community and the Percy Cook Clinic on South Main Street.

Vernacular (Pre-World War II) Buildings

The period of significance for downtown Mansfield is 1890 to 1940. Some of the features common to buildings of this era include: 1) the storefront with an entrance, display windows, and transoms, 2) the cornice which caps the building, and 3) for two-story buildings, an upper façade with regularly spaced windows.

Mid-Century Buildings

The Historic Preservation Plan identifies the period of significance for downtown Mansfield as 1890 to 1940, but the importance of the commercial district continued well into the 1970s. During this time, the style of buildings on Main Street changed. The Victorian storefront gave way to modern, functional buildings that featured anodized aluminum storefronts.

Another way of modernizing the appearance of older buildings involved the use of slipcovers, metal panels that covered the original brick façade. The 1894 Post Office Building is an example of this treatment. After 50 years, slipcovers may become part of the historic character of the building. If the historic fabric is intact, a property owner may decide to remove the slipcover.

Some of the features common to Mid-Century buildings include: 1) a canopy made of steel, aluminum, concrete or wood, 2) a clear, anodized aluminum storefront, and 3) an asymmetrical façade.

Restoring Historic Facades

The appearance of historic building facades in Mansfield has changed over time to fit the needs of new property owners and tenants. The success or failure of these changes often depends on how sensitive they are to the building façade. Insensitive changes ignore and often eliminate the historic features of the original building and create a clash between new and old design elements.

Sensitive changes accept the design of the original building. The result is a harmonious blending of new and old design features. Assess your building to determine what historic features exist, and design your project to complement them.

Storefronts are typically the focus of historic commercial buildings and can be extremely important in defining the overall historic character. Properly restored storefronts also play a crucial role in a store's advertising and merchandising strategy to draw customers and increase business.

CHARACTER-DEFINING FEATURES

Mid-Century buildings exhibit a modern appearance using metals and glass. In Mansfield, the historic Mid-Century buildings have a simple design that relies on large display windows.

Mid-Century commercial building:

- Brick, stucco, stone, tile
- Asymmetrical façade
- Aluminum storefront with plate glass windows
- Recessed entry
- Flat metal canopy or awning

The 1894 Post Office before and after the addition of a 1980s slipcover

CHAPTER 1: USING THE DESIGN GUIDELINES

This chapter describes how to use the Design Guidelines for Historic Mansfield and the review process of applications for proposed work on historic landmarks.

The Historic Landmark Commission and city staff use these guidelines when reviewing applications. Property owners, business owners, design professionals and contractors should consult these guidelines to understand the review process and specific guidelines that apply to their project.

MISCONCEPTIONS ABOUT DESIGN REVIEW

Misunderstandings concerning historic preservation and design review are common. But historic preservation is not meant to prevent change but to manage it. Here are some misconceptions about design review:

Design review DOES NOT:

- Follow an arbitrary standard
- Make decisions based solely on "what is pretty"
- Always have a "one size fits all" solution
- Mean a building cannot make compatible changes

Design review DOES:

- Follow the local Code provisions & criteria
- Consider the elements of integrity
- Consider the quality of significance
- Fall under one of four treatment options specified by the Secretary of the Interior's Standards

Source: Aimee Sunny, AICP
Design Review Exercise: Alterations and Infill
August 27, 2021

TERMS USED IN DESIGN REVIEW

Some specific terms used in the design review process include:

Certificate of Approval. A signed and dated document stating the approval of the Historic Landmark Commission and any special conditions for work proposed by an owner or applicant within a Historic Landmark Overlay District.

Guideline. The term "guideline" is a criterion with which the Commission will seek compliance when applicable to a specific project. A guideline is subject to some interpretation when determining compliance.

Shall. The term "shall" is mandatory.

Should. The term "should" indicates that compliance is expected, except where the Commission finds that a guideline is not applicable or that an alternative means of meeting the intent is acceptable.

THE DESIGN REVIEW PROCESS

Section 155.069(F) of the Mansfield Code of Ordinances sets out the process to obtain approval for any exterior alteration to a historic landmark or properties in the Historic Landmark Overlay District. Approval must be obtained from the Historic Landmark Commission through the design review process for any of these projects:

- Exterior alterations and additions to a historic structure construction
- Reconstruction, rehabilitation or restoration of local landmarks and contributing structures in local historic districts
- Relocation of a historic structure
- Demolition of a historic structure

Applications for approval of changes to historic landmarks and properties in the Historic Landmark Overlay District are available from the Planning Department or online at: www.mansfieldtexas.gov/1167. The application must be submitted to the Planning Department with all required supporting materials, including site plans, drawings, sketches and elevations, photographs and material samples.

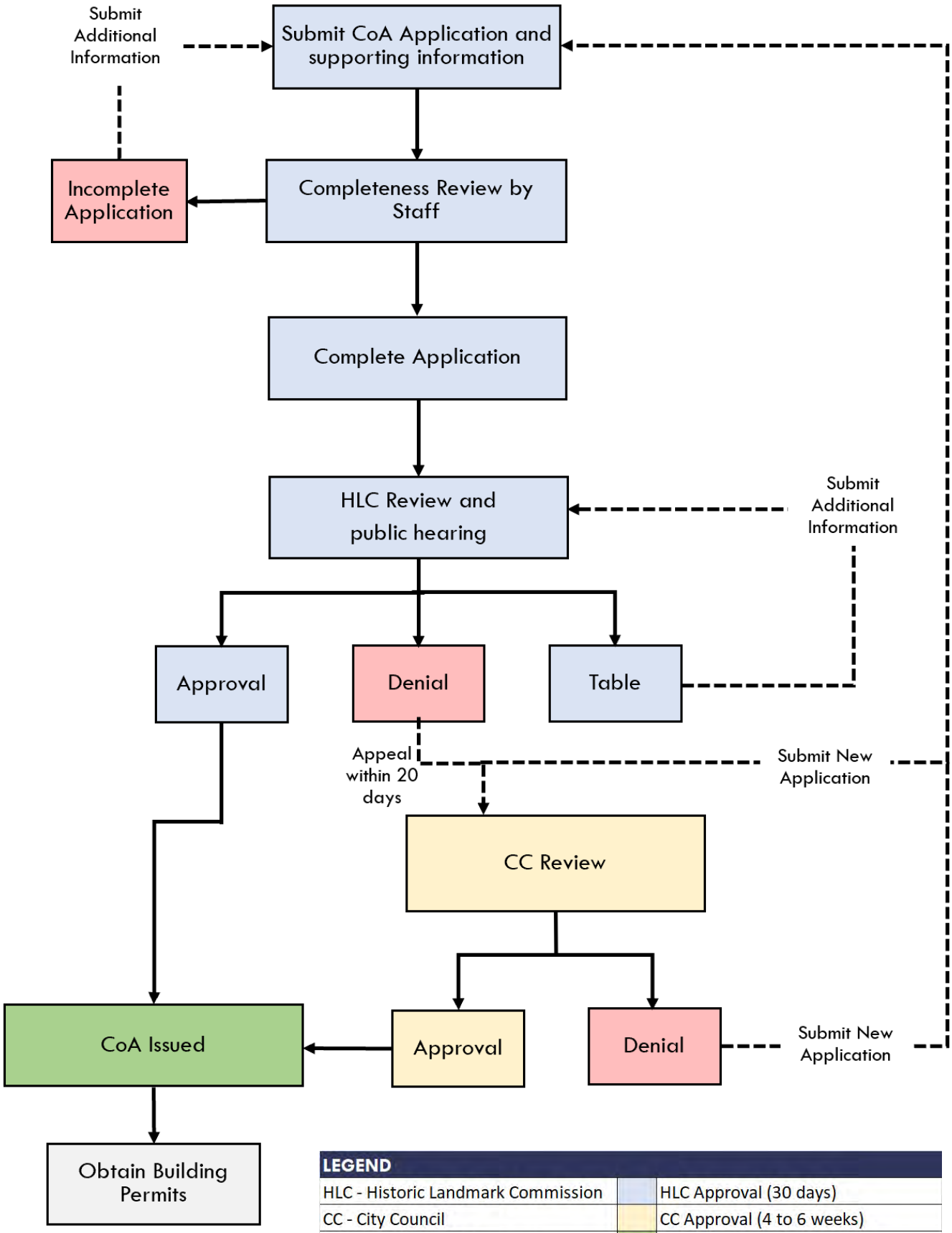
Staff will conduct an initial review of the application and schedule the case for review and public hearing by the Historic Landmark Commission. The Commission meets the second Thursday of each month.

Applicants should plan to attend the hearing and be prepared to answer questions from the Commissioners. The Historic Preservation Officer or Planning staff are available to meet with property owners to help determine application requirements.

If the Commission finds that the proposed work conforms to the Design Guidelines, a Certificate of Approval (CoA) will be issued to the applicant. A CoA is required before any building permits can be issued for the work. An application that does not meet the guidelines may be denied. Denied applications may be appealed to the City Council within 20 days of the denial.

The chart on the next page illustrates the steps of the design review process.

DESIGN REVIEW PROCESS



LEGEND		
HLC - Historic Landmark Commission		HLC Approval (30 days)
CC - City Council		CC Approval (4 to 6 weeks)
CoA - Certificate of Approval		CoA Approved and Issued

Review times shown in the Legend are estimates. The actual review time may vary.

DESIGN GUIDELINES ORGANIZATION

The *Design Guidelines* are organized into sections and chapters that apply to different types of projects, whether a full restoration or phased improvements. Some chapters apply to all projects while some apply only to particular activities.

CHAPTER SUMMARY

Chapter 1. Using the Design Guidelines

This chapter describes how to use the Design Guidelines for Historic Mansfield and the review process of applications for proposed work on historic landmarks.

Chapter 2. Planning a Preservation Project

This chapter lays out the steps to plan improvements for historic landmarks and properties in the Historic Landmark Overlay District.

Chapter 3. Guidelines for Historic Properties

This chapter assists with the proper treatment for rehabilitating historic landmarks. It includes guidance on architectural details, materials and finishes, building component, storefront restoration, masonry repair, windows and doors and paint colors.

Chapter 4. Design Guidelines for All Projects

This chapter contains guidelines for preservation projects and new construction in historic areas. Site elements like outdoor amenities, awnings and public art are covered in this chapter.

Chapter 5. Design Guidelines for New Construction

This chapter addresses new construction and additions to historic landmarks and properties in the Historic Landmark Overlay District.

Chapter 6. Signs

This chapter provides criteria for design and placement of signs on historic landmarks. The guidelines should be read in conjunction with the City's sign regulations.

APPLYING THE DESIGN GUIDELINES

The chart below indicates which chapters are most relevant to different types of work. Some projects include more than one type of work and guidelines in several chapters will apply. Contact the Historic Preservation Officer or Planning Department staff for help with the chapters that may apply to your project.

PROJECT TYPE / CHAPTER	Introduction	Chapter 1. Using the Design Guidelines	Chapter 2. Planning a Preservation Project	Chapter 3. Treatment of Historic Resources	Chapter 4. Design Guidelines for All Projects	Chapter 5. Design Guidelines for New Construction	Chapter 6. Signs
Rehabilitate/Restore a historic property	✓	✓	✓	✓	-	-	-
Add an addition to a historic property	✓	✓	✓	✓	-	✓	-
Improve a non-historic property	✓	✓	-	-	-	✓	-
Construct a new building	✓	✓	-	-	✓	✓	✓
Site Work	✓	✓	-	-	✓	-	-
Signs	✓	✓	-	-	-	-	✓

Some guidelines in Chapters 4 and 5 may apply to your project, even if not checked on the chart above.

WHERE THE DESIGN GUIDELINES APPLY

The *Design Guidelines* apply to all commercial and non-residential historic landmarks and properties within a Historic Landmark Overlay District. A separate set of guidelines, the *Design Guidelines for Historic Residential Properties*, are used for improvements to residential landmarks.

The highest concentration of historic landmarks is located within the Original Town of Mansfield, but potential landmarks are located in other areas of the City such as the Britton Community. The map on the next page shows the location of the historic landmarks in Mansfield.

LOCALLY-DESIGNATED HISTORIC LANDMARKS

A number of commercial, institutional and residential buildings in Mansfield have been designated as individual historic landmarks. At present, there are no designated multi-property historic districts.

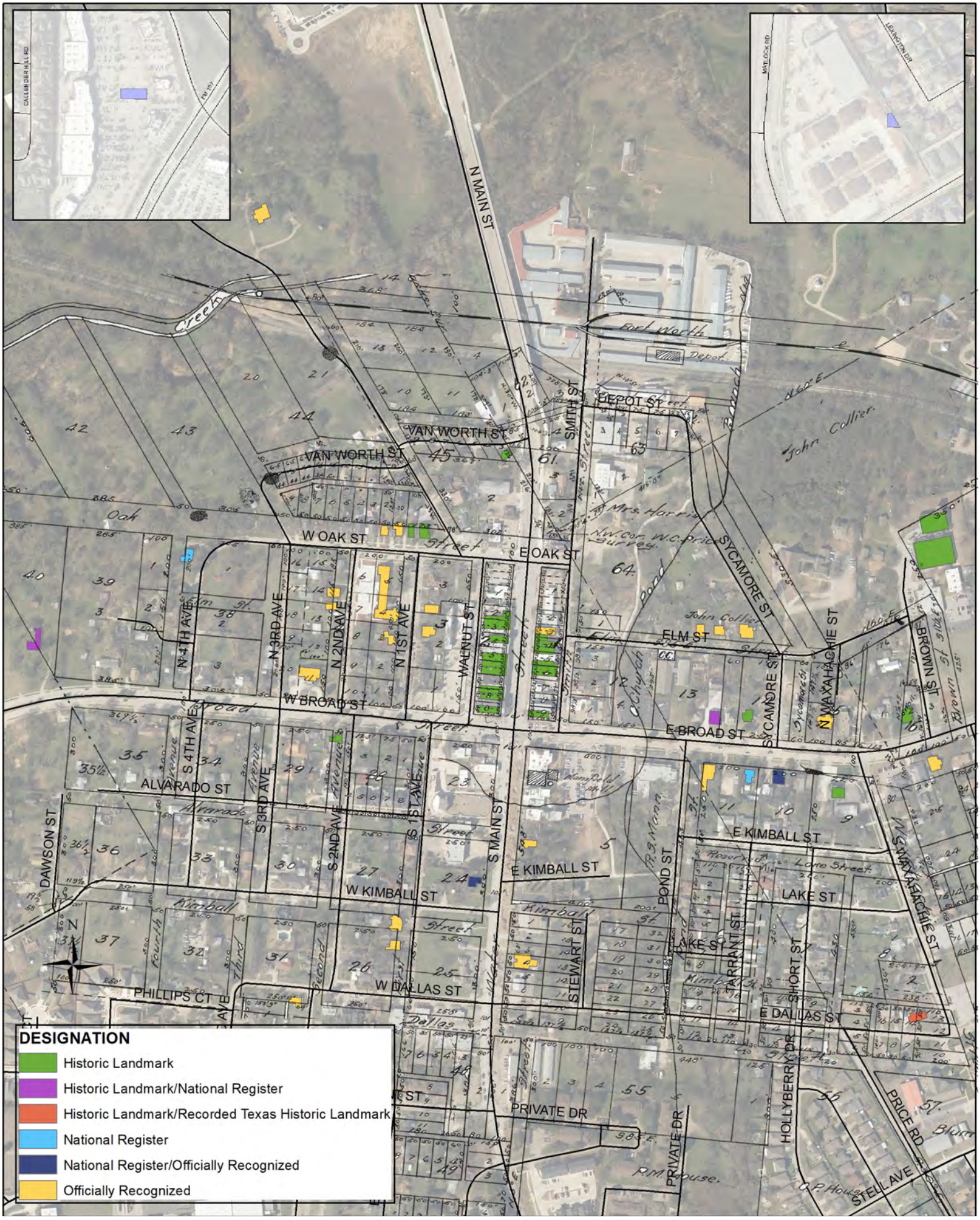
Locally-designated historic landmarks may also be a Recorded Texas Historical Landmark or listed on the National Register of Historic Places. However, not all Texas Landmarks or National Register-listed buildings are locally-designated as individual landmarks. Buildings with these designations are also shown on the map.

OFFICIALLY RECOGNIZED HISTORIC RESOURCES

Mansfield offers one other honorary historic designation. Officially Recognized properties are historic resources that are deemed worthy of preservation but are not landmarks. As such, Officially Recognized properties do not need to comply with these guidelines and are not subject to the City's preservation ordinance.

It is still recommended that the owners of Officially Recognized properties use these guidelines when making exterior improvements.

Mansfield High School, built in 1924, became a local landmark in 2020.



This map shows the location of Mansfield's locally-designated landmarks, National Register listed properties and state landmarks. It has been overlaid with the 1890 Original Town plat.

DESIGN GUIDELINE COMPONENTS

The individual guidelines in this document follow a specific format with several key components. All components of the *Design Guidelines* are used in the design review process. A typical design guideline is illustrated below.

Sample Guideline

GENERAL GUIDELINES

The general guidelines were derived from the Secretary of the Interior's Standards for Rehabilitation. They are the foundation on which the specific guidelines are built. The Historic Landmark Commission will use them to evaluate rehabilitation work on historic landmarks.

3.1 Retain and preserve the historic character of the property.

- Avoid the removal of historic materials or alteration of features and spaces that characterize the property.
- Avoid changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings. These can negatively impact the historic significance of the building.

Legend

Design Topic: Describes the design topic addressed by the Design Guidelines that follow.

Intent Statement
Explains the desired outcome for the design topic and provides a basis for the Design Guidelines that follow. If a guideline does not address a specific design issue, the intent statement will be used to determine appropriateness.

Design Standard
Describes a desired performance-oriented design outcome.

Additional Information
Provides a bullet point list of suggestions on how to meet the intent of the design standard. These are not the only alterations that can be applied.

Images
Clarify the intent of the design standard by illustrating appropriate and inappropriate design solutions (see below).

Appropriate
Images marked with a check illustrate appropriate design solutions.

Inappropriate
Images marked with an X illustrate inappropriate design solutions.

CHAPTER 2: PLANNING A PRESERVATION PROJECT

It is important to determine at the outset just how extensive a project will be. An owner may wish to undertake a minor rehabilitation, major rehabilitation or even a complete restoration project. The plan for each improvement project should fit the unique circumstances and needs of the building and its owner.

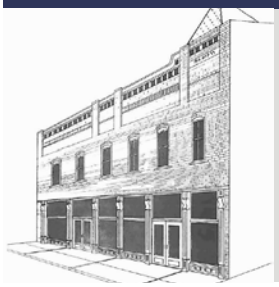
This chapter lays out the steps to follow when planning improvements for historic properties and describes appropriate treatment methods for preservation projects.

Each plan for improvements to historic properties will be reviewed in light of the standards in this chapter.

PLANNING YOUR PROJECT

The *Design Guidelines* serve as an outline for both the Historic Landmark Commission and property owners to guide restoration, rehabilitation and new construction in Historic Mansfield. Before undertaking one of these projects, it's recommended that a property owner follow these steps to determine how the scope of work will impact the historic character and features of the building.

STEP 1. WHAT IS THE BUILDING'S SIGNIFICANCE?



Historic Significance. Identify the building's architectural type (19th century vernacular, Mid-Century, etc.) and evaluate the building's construction materials, architectural features and the relationship of those features to the building's upper stories. This will help determine what should be preserved and what compatible alterations might be made.

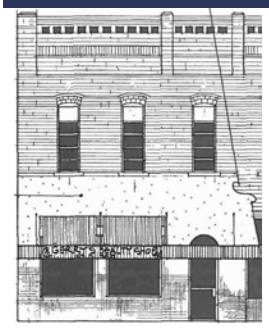
STEP 2. WHAT IS THE BUILDING'S CONDITION?

Physical Condition. The next step is a careful examination of the building's physical condition. How much of the historical construction materials and architectural features remain? Does the building exhibit any deterioration that requires repair or replacement? Preservation of the distinctive materials and features maintain the building's historical significance and status as a product of its period.

STEP 3. WHAT DO YOU WANT TO DO?

Proposed Use. What do you want to do with the building? Will the building be used for its historical purpose or for a new use that may require significant adaptations that might result in the loss of its key features? Restoration or rehabilitation may be the primary purpose of the work, or it may be a change of use that requires structural alterations. Preservation of character-defining materials and features must be balanced with the efficient contemporary use of the building when planning your project.

STEP 4. WHAT TREATMENT SHOULD BE USED?



Treatments. After the evaluation of the building and its character-defining features, determine the appropriate treatment or treatments necessary to carry out the project. A project may require the repair and maintenance of existing historic elements, replacement of missing or severely damaged features or new construction. A phased approach to the project may be indicated.

YOUR PROJECT IN RELATION TO ITS ENVIRONMENT

Any project must begin with the careful consideration of other nearby buildings and the general character of the area.

Traditionally, commercial building facades on the same block complement and reinforce each other. A project design should maintain the relatedness or visual continuity of a block. Some of the basic characteristics of a block are as follows:

- The height of the building is limited to one or two stories.
- The width of the building is limited to 25 or 50 feet, the typical lot width on the historic commercial blocks.
- The front of the building is located directly on the edge of the sidewalk creating a uniform alignment of facades.
- Brick is the dominant building material.
- The cornices of single-story buildings align, as do the cornices of the two-story buildings.
- Second story windows are aligned and create a pattern.
- Most buildings have large display windows and transoms.
- Most canopies and awnings are aligned.

SELECTING A TREATMENT

Choosing an appropriate treatment for a historic building is critical. The choice of treatment depends on a variety of factors, including the property's historical significance, physical condition and proposed use.

There are four appropriate treatments for historic properties in Mansfield, based on the Secretary of the Interior's Standards for Historic Preservation. These treatments may be used individually or in combination depending on the plans for a preservation project:

PRESERVATION

Preservation focuses on the maintenance and repair of existing historic materials and retention of a property's form as it has evolved over time. Property owners are strongly encouraged to maintain their properties. Deferred maintenance contributes to the loss of the building's important material and features and add to the expense of later repairs.

REHABILITATION

Rehabilitation acknowledges the need to alter or add to a historic property to meet continuing or changing uses while retaining the property's historic character. Rehabilitation preserves materials and features of a building while accommodating a contemporary use.

RESTORATION

Restoration depicts a property at a particular period of time in its history. It may require the removal of later features that have not achieved significance in their own right.

RECONSTRUCTION

Reconstruction re-creates the form, features and detailing of non-surviving portions of a property to replicate its appearance at a specific time.

EXAMPLE OF A PRESERVATION PROJECT

Constructed in 1895, the McKnight Building is one of Mansfield's oldest and most prominent commercial buildings. By the 1980s, though, the building's appearance had been "modernized". The historic storefront was replaced with a concrete and aluminum storefront. The corner tower was removed and the columns on the parapet lowered. A corrugated metal canopy was added and metal siding covered the transom windows.

The Mansfield Historical Society began working in 1997 to reverse the inappropriate alterations. The storefront was restored and the transom windows uncovered. A canvas canopy more appropriate to the period was installed. Finally, the tower and the taller columns on the parapet were reconstructed. The photos to the right show the building before and after.

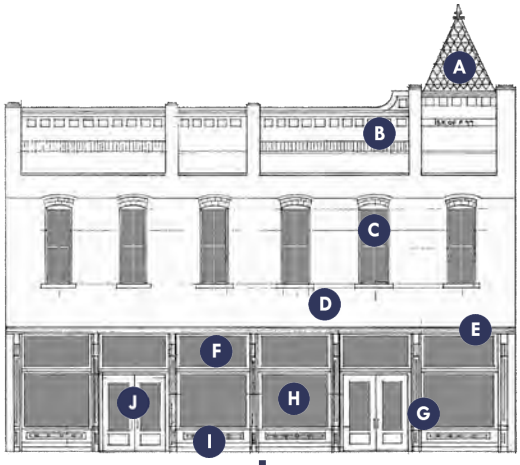
Photographs from top down:
The McKnight Building, c. 1907. Notice the tower on the corner of building.
The building with its modernized façade in the 1980s.
The building after restoration, with the historic storefront and reconstructed corner tower.

LEVELS OF TREATMENT

Once a plan has been made, owners should work with their design professionals to develop designs in accord with the *Design Guidelines* and the owner's budget. It may be necessary to implement the project in phases over time, each phase building on previous work. These illustrate different approaches to rehabilitating a building.

ORIGINAL BUILDING

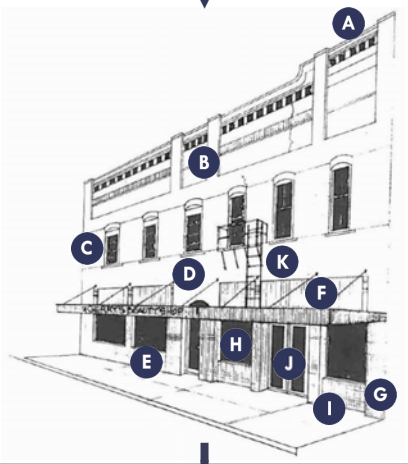
- **A** Decorative tower
- **B** Decorative cornice
- **C** Regularly spaced 2nd floor windows, double-hung with brick window hoods
- **D** Masonry wall
- **E** Storefront cornice
- **F** Transom window



- **G** Cast iron piers
- **H** Display window
- **I** Wood bulkhead
- **J** Wood door

ALTERED BUILDING

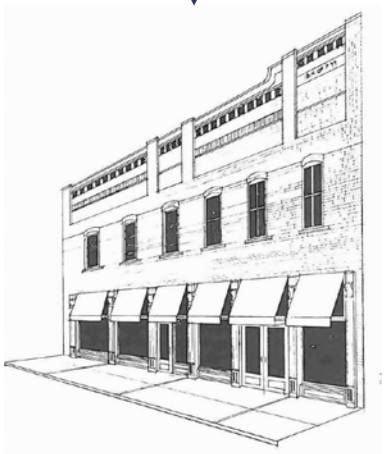
- **A** Decorative tower removed
- **B** Decorative cornice modified
- **C** 2nd floor windows replaced with modern windows that do not fit the opening
- **D** Masonry below 2nd floor windows replaced with stucco.
- **E** Historic storefront replaced by modern storefront. Door has been moved to the right.



- **F** Transom windows covered
- **G** Cast iron piers covered
- **H** Display window replaced with aluminum frames
- **I** Bulkhead replaced with aggregate concrete
- **J** Wood doors replaced with aluminum doors
- **K** Fire escape added to front of the building

MINOR REHABILITATION

- Stabilization
- Remove stucco
- Remove panels over transoms
- Repair masonry
- Apply decorative paint scheme



MAJOR REHABILITATION

- All elements of a minor rehabilitation plus:
- Restore display windows and bulkheads
- Install new awnings and doors

COMPLETE RESTORATION

- All elements of a major rehabilitation plus:
- Restore tower
- Restore original architectural details
- Restore original storefront design

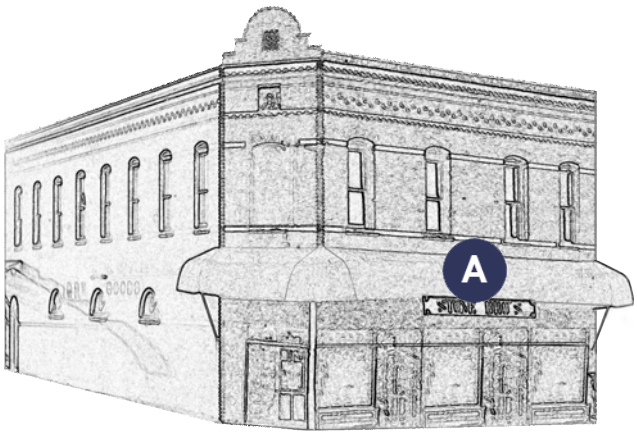
(Awnings not shown to better reveal details of complete restoration

WHERE TO LOCATE FAÇADE IMPROVEMENTS

The location of façade improvements is an important consideration. Where facades are highly visible from the street or sidewalks, most alterations will be inappropriate.

Most of a historic building's architectural treasures are displayed on the front, such as brick patterning on the upper wall and cast iron piers and sills. These features should be preserved, maintained and repaired rather than altered or replaced. The same applies to corner buildings where the side wall is highly visible. The rear wall usually has fewer architectural attributes and may be the best location for external improvements to the building.

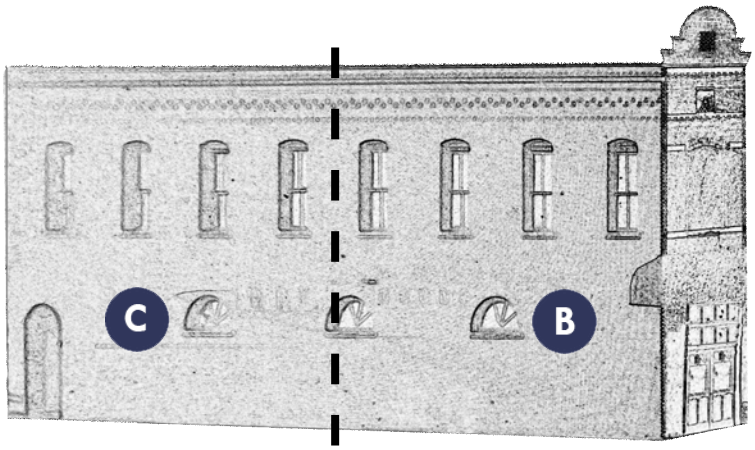
The illustrations below highlight the order of priority for improvements.



A: FRONT FAÇADE

The front façade is the public "face" of a historic building. The priority for this façade is preservation, maintenance and repair of the historic elements of the façade. Significant alterations are not appropriate on this façade.

Typical alterations to the front façade include canopies, paint colors and signage.

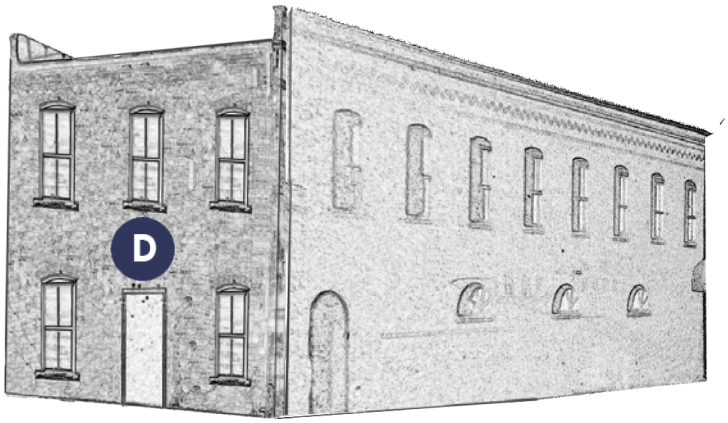


B: VISIBLE SIDE WALL

The front half of the side wall is highly visible. Again, the priority is preservation, maintenance and repair of the historic elements of the façade.

C: LESS VISIBLE SIDE WALL

The rear half of the side wall has less visibility. While preservation is preferred, compatible alterations may be appropriate in this location.



D: REAR WALL

With certain exceptions, the rear wall usually has the least architectural prominence on the building. With fewer architectural features, there is more flexibility for compatible improvements.

Improvements may be considered where they do not damage the historic materials of the façade or detract from the building's overall historic character.

CHAPTER 3: GUIDELINES FOR HISTORIC PROPERTIES

Mansfield's heritage is uniquely preserved in its historic buildings. With the proper application of these guidelines, the City's historic character will remain through these buildings.

This chapter assists with the proper treatment for rehabilitating historic landmarks. It includes guidance on architectural details, materials and finishes, building components, storefront restoration, masonry repair, windows, doors and paint colors.

GENERAL PRINCIPLES

The general principles were derived from the Secretary of the Interior's Standards for Rehabilitation. They are the foundation on which the specific guidelines are built. The Historic Landmark Commission will use them to evaluate rehabilitation work on historic landmarks.

3.1 Retain and preserve the historic character of the property.

- Avoid the removal of historic materials or features and openings that characterize the building.

- Avoid changes that create a false sense of historic development, such as adding conjectural features or architectural elements from other buildings. These can negatively impact the historic significance of the building.

3.2 Select uses that are compatible with the historic purpose of the property.

- A building should be used for the purpose it was constructed or for a new use that requires minimum change to the defining characteristics of the building, its site and environment.

3.3 Maintain character defining features and stylistic elements.

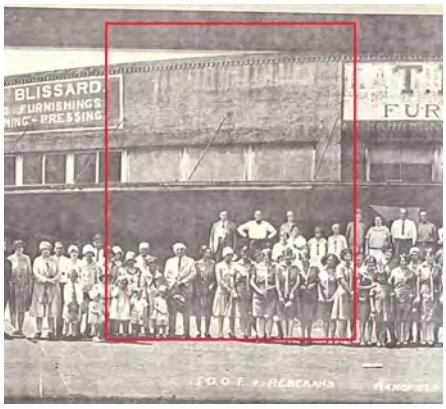
- Preserve distinctive features, finishes and construction techniques or examples of skilled craftsmanship that characterize the building.

- Changes made over time that have acquired historic significance in their own right should be retained.

3.4 Repair deteriorated historic features; replace only those features that cannot be repaired.

- Repair existing materials and features using recognized preservation practices whenever possible.

- Where the severity of deterioration requires replacement of a historic feature, the new feature must match the old one in design, color, size, texture and other visual qualities and where possible, materials. Replacement of missing features should be substantiated by documentary, physical or pictorial evidence.

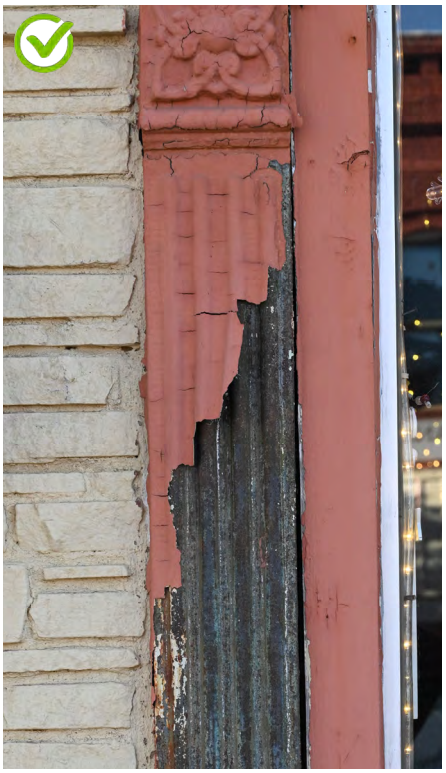


Avoid changes that create a false sense of historic development. The Art-Deco marquee on this 1917 theater is an example of adding a faux theme design. It does not reflect the building's simpler design as shown in the top two photographs. An alteration like this can be mistaken as a real historical feature of the building.

Preserve distinctive features, finishes and construction techniques or examples of skilled craftsmanship that characterize the building.

Preserve significant stylistic and character-defining features such as this stamped metal cornice.

Do not remove architectural features that are in good shape or can be repaired. This lion's head ornamented a historic bank but was broken into pieces when it was removed from the building. The pieces were patched together with Portland cement, causing permanent damage to this feature.



Remove rust from metal features, caulk and repaint as necessary.

GENERAL DESIGN GUIDELINES

Mansfield's historic commercial buildings display many architectural details that contribute to the City's overall feeling of history. These include cast iron columns, stamped metal cornices, original footplates and brick detailing. The preservation of these features is key to maintain the historic character of these buildings.

ARCHITECTURAL DETAILS

This section includes general guidelines for the treatment of architectural details, building materials, finishes and storefront components. Proper preservation methods should be used to minimize the alteration of these features.

3.5 Preserve significant stylistic and character-defining features.

- Preserve the original design features of the façade like the storefront, decorative trim, cast iron columns, historic cornerstones and cornices.
- Use preventative maintenance to ensure the building's preservation. Remove rust from metal features, caulk and repaint as necessary.
- Do not remove or replace architectural features that are in good shape or, if damaged, can be repaired.

3.6 Repair deteriorated features.

- Where a partial repair of a feature is necessary, patch, piece-in or splice the repair with the same materials using best preservation practices.
- Epoxies or resins may be considered for wood repair on isolated areas of damage.
- Do not remove a damaged historic feature that can be repaired in place.
- Protect the area around features being repaired to prevent damage to other nearby elements.

3.7 Minimize damage to historic features that must be disassembled for repair.

- Document the location of historic features that must be removed for repair to ensure they are put back in the correct place.

3.8 Maintenance helps preserve the integrity of historic structures.

- Physical or chemical treatments, if appropriate, will use the gentlest means possible.
- Establish a maintenance plan, including a schedule of regular inspections and maintenance activities.
- Deferred maintenance can lead to the loss of important historic features and greater expense to replace those features.

When this stucco deteriorated, the exposed brick was damaged by water. A maintenance plan can ensure that regular inspections and appropriate maintenance are carried out in a timely manner before major repairs are need later.

3.9 Replace an architectural feature accurately.

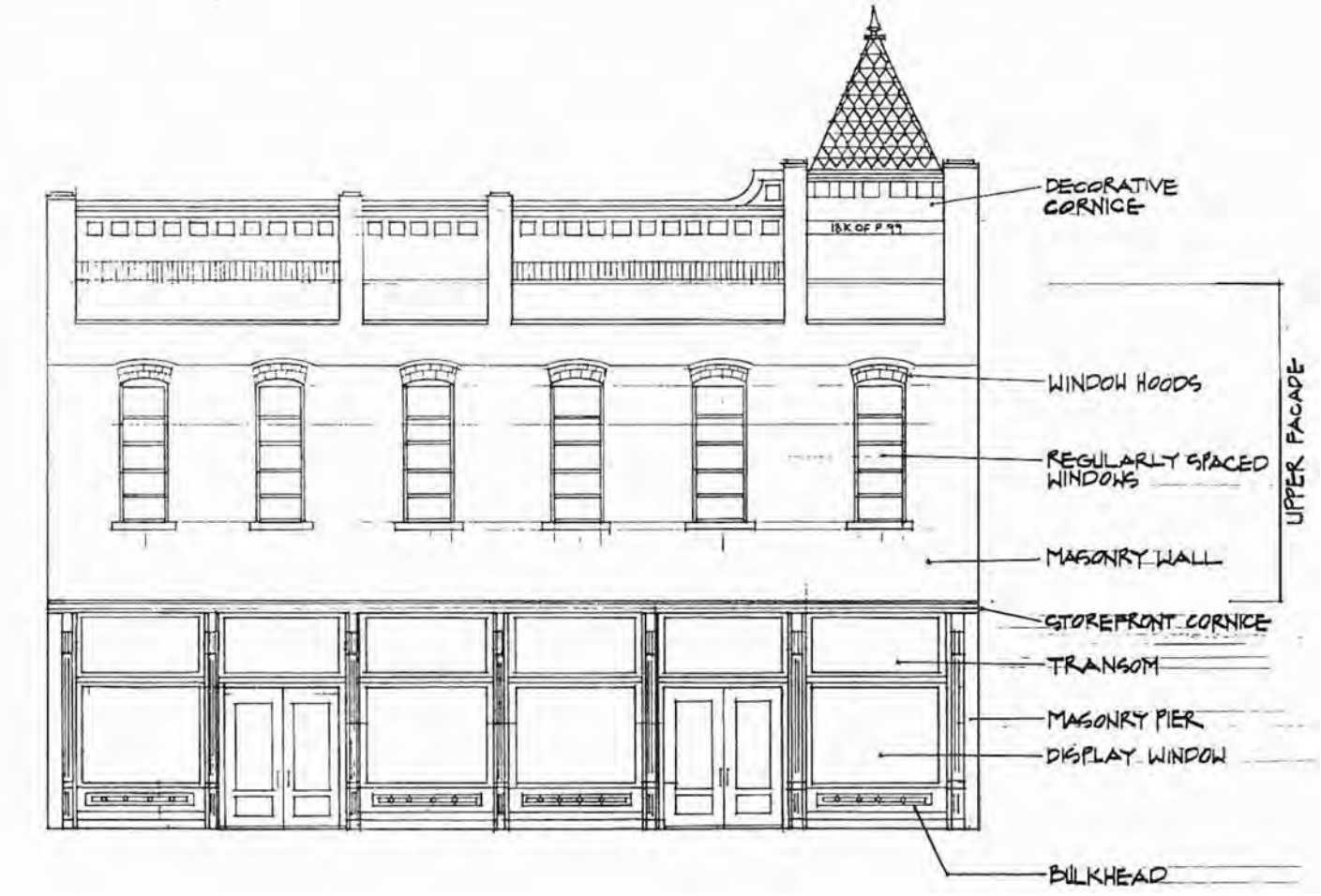
- The design should be substantiated by physical, photographic or documentary evidence.
- When it is necessary to repair or replace a historic feature, use the same material, type, design, dimension, texture, detailing and exterior appearance as the original.
- Do not alter an opening such as a window or door, on the primary façade. Maintain or restore them to their original configuration.
- Alternate materials may be considered if they are similar in size, shape, texture, color and finish and convey the visual appearance of the original.

Where a historic feature cannot be repaired or restored, provide a design that is a compatible interpretation of the original. This reconstructed storefront keeps the form and scale of the original.

3.10 Where a historic feature cannot be repaired or restored, provide a design that is a compatible interpretation of the original.

- New features should be comparable in massing, size, scale, shape, texture, materials and finish.

KEY FEATURES OF A HISTORIC COMMERCIAL FAÇADE



Preserve key historic features like these transom windows.

The wood bulkhead and the cast iron threshold seen here are important features of this historic storefront.

These are some common historic features on a commercial façade that should be preserved:

- **Parapet:** A low protective wall or railing along the edge of a roof.
- **Cornice:** The continuous projection at the top of a wall normally supported by brackets or corbels.
- **Materials:** The predominant building material on most commercial buildings in Mansfield is brick. Mid-Century buildings also have cement masonry units. Several buildings have stucco over the original brick wall.
- **Upper Story Windows:** Windows are regularly spaced with a vertical orientation.
- **Lintel:** A horizontal beam that forms the upper structural member of an opening for a window or door and supports the part of the structure above it.
- **Transom Window:** A window above a door or display window separated by a frame or bar.
- **Masonry Pier:** A thickened section of wall used to provide lateral support or bear concentrated loads.
- **Display Windows:** The main portion of glass on the lower floor storefront where goods or services are displayed.
- **Door:** A storefront door with large glass panels and a solid bottom panel that reflects the bulkhead.
- **Bulkhead:** The panel beneath a display window, generally constructed of wood.

BUILDING MATERIALS AND FINISHES

The materials used on Mansfield's historic buildings are different from modern materials used today. Most of Mansfield's vernacular commercial buildings used brick as the primary building material. The Mid-Century buildings also used brick, but some buildings might have cement masonry blocks on the sides and rear. During the 1970s and 1980s, several brick buildings were covered over with stucco and one building was covered with a metal panel slip-cover.

Brick, stone, cement masonry blocks, stucco, metal and wood can be found in the construction of buildings in Historic Mansfield. These materials contribute to the historic character of Historic Mansfield and should be preserved whenever possible. The goal when working on a historic building is to retain as much of the original building materials as possible.

3.11 Preserve the building's original materials.

- Do not remove original materials that are in good condition.
- Do not remove damaged or deteriorated masonry that could reasonably be repaired and preserved.
- Preserve the parapet walls, cornices and decorative brick-patterning that characterize the building.
- Do not rebuild large sections of masonry walls that can be repaired.

3.12 Repair deteriorated building materials.

- Patch, piece-in, consolidate or reinforce deteriorated building materials.

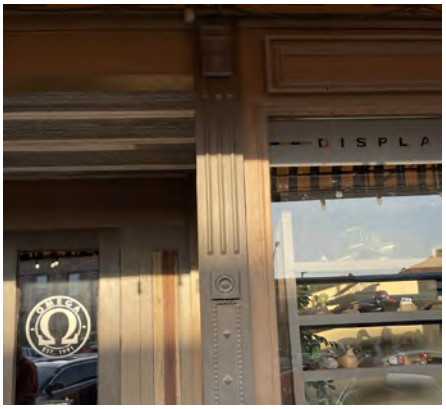
3.13 Replace extensively deteriorated or missing building materials with new materials that duplicate the historic material in strength, composition, color and texture.

- If the original building material is brick, replace it with brick. New brick should match the original in size, color, material composition and mortar. Other building materials should be treated in the same manner.
- Limit the replacement of original materials to those that need replacement. For example, if only a few bricks on a wall are damaged, do not replace the entire wall.

Preserve the parapet walls, cornices and decorative brick-patterning that characterize the building. During restoration of the storefront, the materials on this upper wall were retained.

New brick should match the original in size, color, material composition and mortar. The brick on the right side of this photograph is the original brick. The modern brick on the left was used to repair a large section of wall. The new brick is not the same size or material composition of the original and is not an appropriate material for this building.

Stucco covers the masonry walls of this 1892 building. Removing the stucco must be done with care to avoid damaging the historic brick.



Where an architectural detail is missing or damaged beyond repair, alternate materials may be considered. This is a replica of a cast iron column that was removed from the building earlier.

Consider removing any covering which obscures the original materials from view. This slipcover hides the upper story window openings and historic masonry.

3.14 Synthetic materials should not be used as a replacement for original materials.

- Synthetic materials such as aluminum, vinyl, stucco, EFIS, panelized brick or stone and metal panel slipcovers are not appropriate substitutes for the original building materials.
- Modular materials should not be used as replacement materials.
- Where an architectural detail is missing or damaged beyond repair, alternate materials may be considered. If a new material is used, its style and detail should match the historic model.
- Green building materials, such as those made with renewable and local resources, may be considered for replacement materials where they will not impact the integrity of a building or its key features.

3.15 Do not cover original materials with new materials.

- Vinyl siding, aluminum siding and new stucco are inappropriate on historic buildings.
- Other imitation materials designed to look like wood or masonry siding, such as cementitious planks or fiberboard, are also inappropriate.
- If a building already has an inappropriate material covering the original, do not add another layer of new material that further obscures the original.

3.16 Consider removing any covering which obscures the original materials from view provided that the removal process can be accomplished without damage to the original material.

- After removing a non-historic covering, repair the original material. For example, if stucco or a metal slipcover have been removed from an original brick wall, the mortar joints may need to be repointed.
- Do not remove firmly adhering stucco from masonry surfaces.
- If a structure has a stucco finish, remove weakened or deteriorated stucco using the most gentle preservation methods to avoid damaging the original building material.

MASONRY

Masonry is a common material for historic commercial buildings in Mansfield. Masonry is typically used for walls, parapets and decorative brick patterning. A building's original historic masonry should be repaired and preserved.

3.17 Do not coat masonry that was historically left uncoated.

- Masonry has a hard, outer layer that helps protect it from weather damage. If this layer is damaged, the softer, inner core is exposed and can accelerate deterioration of the masonry.

- Uncovered masonry and mortar are designed to promote the evaporation of water. Applying a coating like paint or stucco to masonry can seal in moisture and cause damage to the material.

- Consult a qualified preservation professional to determine the best way to remove paint, plaster, stucco or other surface covering to avoid damage to the historic masonry underneath.

Applying paint or stucco to masonry can seal in moisture and cause damage to the material. The brick in this wall was damaged after water was trapped between the paint and brick.

3.18 Remove coatings from historic masonry whenever possible.

- Remove coatings like paint and stucco from masonry surfaces if it can be done without damaging the masonry.

- If the coating cannot be removed without damage to the masonry, it may be appropriate to retain it. A damaged or deteriorated outer coating should be removed only to the next sound layer using the gentlest method possible prior to re-coating.

Remove coatings like paint and stucco from masonry surfaces if it can be done without damaging the masonry. It may be possible to remove the stucco from this parapet, but testing is necessary.

3.19 Repoint mortar joints where deterioration is evident.

- If necessary, remove deteriorated mortar by hand-raking the joints to avoid damaging the masonry.

- Duplicate old mortar in strength, composition, color, and texture.

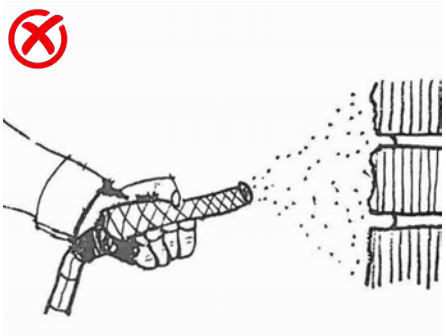
- Do not use mortar with a high Portland cement content as it will be substantially harder than the original and can damage softer historic masonry materials.

- Duplicate the mortar joints in width and profile.

Repoint mortar joints where deterioration is evident, as seen on this section of wall.

Wood was historically used for trim and ornamental details. Repaint or treat wood elements when the surface shows signs of deterioration.

Maintain protective coatings like paint on exposed metals. The paint scheme on this column not only preserves a significant architectural feature of the building, but also highlights the column's decorative details.



Do not use sandblasting or other abrasive cleaning methods which could permanently damage the surface of the masonry.

WOOD

Wood was historically used for trim and ornamental details, doors, window frames and storefront elements like bulkheads. Historic woodwork should be retained and repaired.

3.20 Protect wood elements from deterioration.

- Keep water away from wood elements by providing drainage and ventilation to avoid rot.
- Keep wood painted or treated to slow drying and ultraviolet damage. Repaint or retreat wood elements when the surface coating shows signs of deterioration.

METAL

Metals were used for a variety of uses on buildings in Historic Mansfield, including cast iron columns, thresholds and pressed tin panels. Historic metals should be retained and repaired.

3.21 Preserve significant architectural metal features.

- Proper drainage should be provided on and around metal surfaces to prevent standing water that can rust or corrode the metal.
- Maintain protective coatings like paint on exposed metals. Repaint or retreat metal features when the surface coating shows signs of deterioration.
- Filler compounds containing iron particles in an epoxy resin binder may be used to patch superficial, nonstructural cracks and small defects in cast iron.

CLEANING HISTORIC MATERIALS

Cleaning the historic materials on a building must be done with care to prevent damage to the materials.

3.22 Use the gentlest means possible to clean a building's surface.

- Carry out a small cleaning test to ensure that the cleaning method will not cause damage to the material surface. Tests should be observed over a sufficient period of time so that both the immediate period effects and the long range effects are known.
- Appropriate cleaning methods include low pressure water cleaning and scrubbing with a non-metal brush and a gentle detergent.
- Chemical cleaning may be considered if a test patch is first reviewed and negative effects are not found.
- Do not use sandblasting or other abrasive cleaning methods which could permanently damage the surface of the masonry.

HISTORIC COMMERCIAL STOREFRONTS

The storefront is the most important architectural feature of most historic commercial buildings, but is also the most altered feature of the building. In many cases, the original storefront has been completely changed or destroyed.

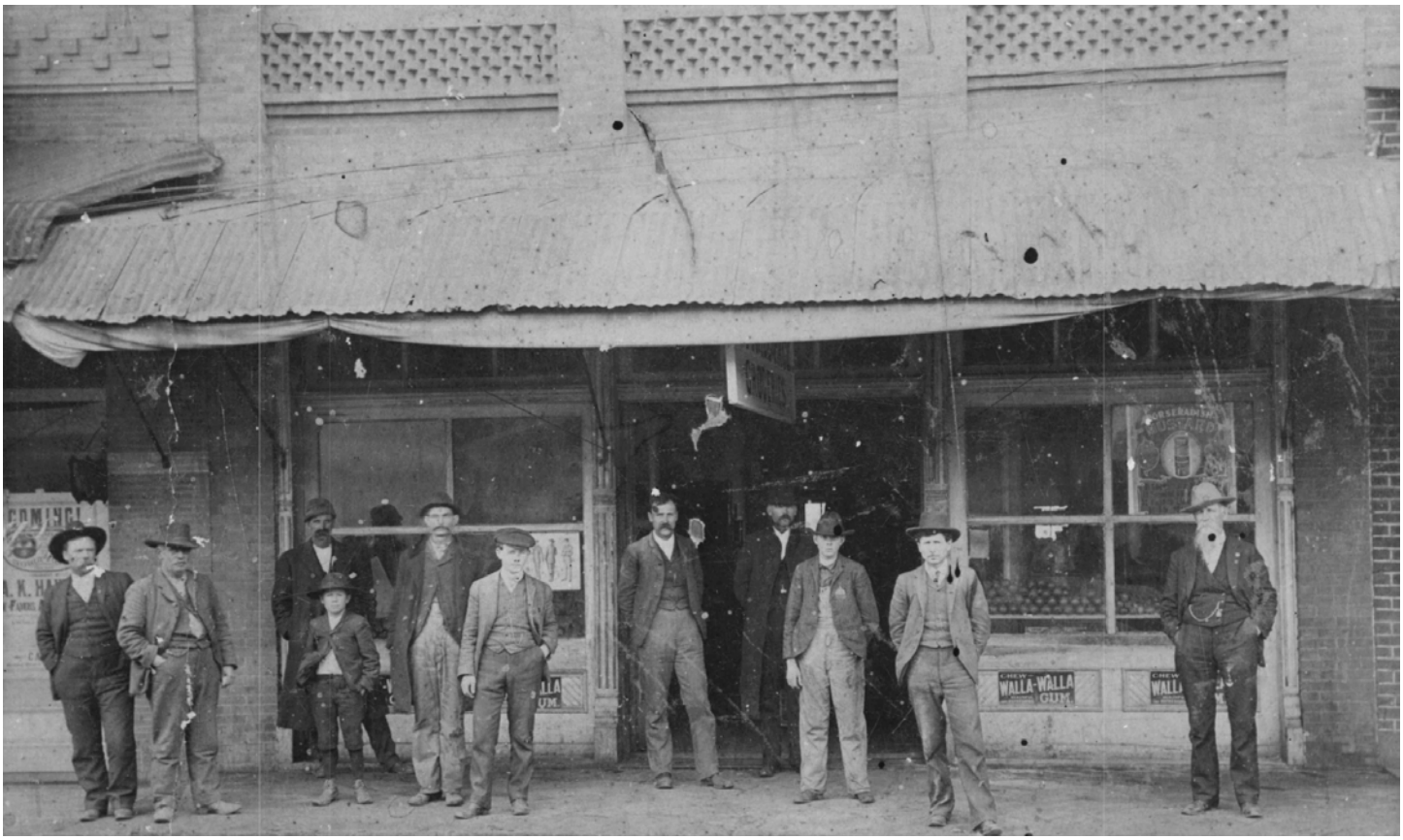
Before attempting a storefront restoration, it is important to evaluate the existing storefront's construction materials and architectural features, including the storefront's physical condition and any missing historical features.

The historic buildings in Mansfield generally fall into two time frames: 1890 to 1940 and 1940 to 1960. The first period is represented by the vernacular buildings; the second by the Mid-Century buildings.

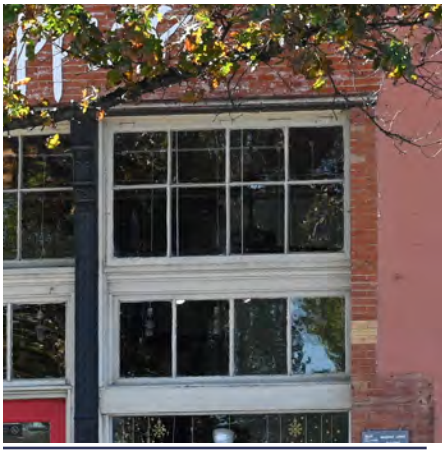
Buildings of these periods have different storefront designs and components. The appropriate storefront design should be respected during repair or restoration. For example, it is not appropriate to use aluminum elements on a vernacular storefront, or to add elements of a vernacular storefront to a Mid-Century building.

This reconstruction incorporates the elements of a traditional storefront, including display windows, bulkheads and transom windows.

This storefront is a simple interpretation of the original. The arrangement of the windows and doors follows the established ratios and scale of other historic buildings on the block.



This is the original storefront of the building in the middle photograph above. The traditional storefront elements are present: display windows, bulkheads, wood doors, transom windows and cast iron columns.



Do not remove, enclose or cover original transom window openings.

Restore a storefront to its original design based on its time period.

Do not remove, enclose or cover original transom window openings.

3.23 Repair or restore an altered storefront to its original design.

- Where possible, repair or restore an altered or missing storefront to its original appearance using historic photographs.

3.24 Retain the original size and shape of the transom window openings.

- Do not remove, enclose or cover original transom window openings. Transom windows allow natural light to enter the building and may reduce lighting costs.
- The size and shape of transom windows helps define the proportions of the storefront. Do not reduce or enlarge the size and shape of the transom window openings.
- Replace any missing original glass with new glass.
- Where transom windows must be blocked out, retain the original size and shape of the transom window openings.

3.25 Where there is no evidence of a missing storefront, design a contemporary interpretation of the historic storefront.

- A contemporary interpretation should reflect the character and design features of a historic storefront.

The original storefront of this building was removed during a modernization of the façade. The restoration involved a contemporary interpretation of the historic storefront.

BULKHEADS

3.26 Retain or restore the bulkhead below a display window.

- Maintain or restore bulkheads at the base of display windows to protect the windows, define entrances and add a decorative element to the storefront.

- If possible, expose the original bulkheads if they have been covered by a modern or inappropriate material.

3.27 Design a compatible replacement bulkhead if the original is missing.

- Use a new simple design that reflects the traditional character of typical bulkheads if information on the original design is not available from historic photographs.

- Wood is an appropriate material for replacement bulkheads on vernacular storefronts. Alternate materials may be considered if compatible with the building style.

- A bulkhead panel may be recessed or raised.

- The top of a bulkhead should generally align with the bottom panel of a traditional door. In the absence of a traditional door, refer to historic photographs or to bulkheads on nearby buildings for guidance.

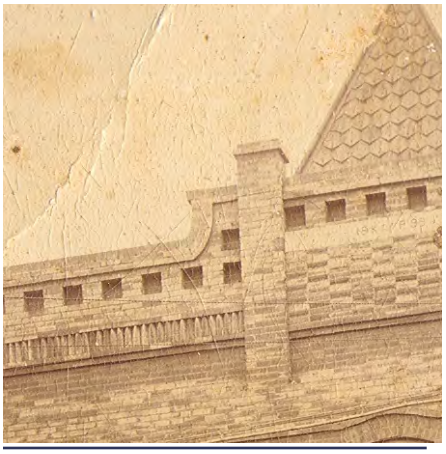
Wood is an appropriate material for replacement bulkheads on vernacular storefronts. This replacement wood bulkhead is designed in a traditional style that complements the storefront.

The top of a bulkhead should generally align with the bottom panel of a traditional door. The bulkhead above is close to the same height as the top of the bottom panel on the door.

Use a new simple design that reflects the traditional character of typical bulkheads. The restored bulkhead matches the original in character and detail.

These wood bulkheads are simplified interpretations of the originals, seen in the top photograph. They keep the proportions and character of historic bulkheads.

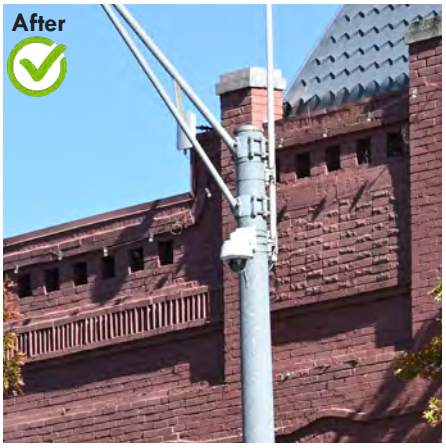
This replacement bulkhead is shorter than the original. It changed the scale of the original historic storefront. Compare to the original storefront in the photograph above.



When historic evidence is available, reconstruct a missing cornice to its original form.

Before

After



CORNICES

3.28 Preserve the character of a building's historic cornice.

- Continue the repetition of the cornice line along the street to contribute to the visual continuity of the block.
- Align the building's cornice with the same elements on other buildings in the block.
- Retain stamped metal cornices, and enhance their appearance with decorative paint scheme.
- Reconstruct a missing cornice when historic evidence such as photographs is available.
- Replace a missing cornice with a simplified interpretation if historic evidence is not available using appropriate materials such as brick, stamped metal, wood or other approved alternative materials.

3.29 Do not alter a parapet wall on a highly visible façade.

- Parapets are exposed to weather more often than other parts of the building. Inspect parapets on a regular basis for deterioration (such as missing mortar) and water retention.
- Avoid waterproofing treatments. Waterproofing, rather than proper maintenance of the brick and mortar, can prevent the natural evaporation that the parapet is designed to provide.
- Add coping to the top of the parapet to protect the masonry.

BUILDING COMPONENTS

The retention of the original components of a historic façade add to the sustainability and preservation of the building. These should be preserved and maintained.

WINDOWS

Windows are an important feature of a historic building. Original wood windows, usually made out of old-growth wood, were made to be taken apart and repaired. Properly maintained, they do not contribute to heat and air conditioning loss in old buildings.

Original windows should be repaired, weather-stripped and insulated to maintain energy efficiency. Repairs also cost less than replacement. Replacement windows should match the character, size and proportion of the original windows.

3.30 Preserve the features and materials of a historic window.

- Preserve the functional and decorative features of a historic window.
- Repair frames and sashes rather than replacing them. Repairs can be made by patching and splicing wood elements in place of damaged or missing pieces.
- Replacement windows should fill the entire opening and duplicate the original pattern. Do not replace a double hung sash window with a single fixed pane of glass.
- Replacement windows should reflect the profile of the original, with the sash stepping back to the plane of the glass in several increments.

3.31 Maintain the number, spacing and arrangement of historic windows in a building wall.

- Unblock closed or covered windows.
- Restore or re-establish the original shape and size of upper story windows.
- Do not close-up historic window openings or add new windows on primary facades.

3.32 Preserve the ratio of window openings to solid wall on a primary façade.

- Increasing the amount of window glass on a primary façade is accomplished by removing the historic building materials, considerably reducing the historic character of the building.

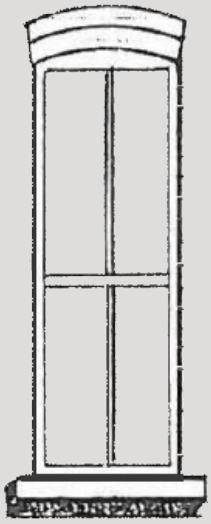
3.33 Maintain the size and proportion of historic window openings.

- Do not reduce an original opening to accommodate a smaller window or increase it for a larger window.

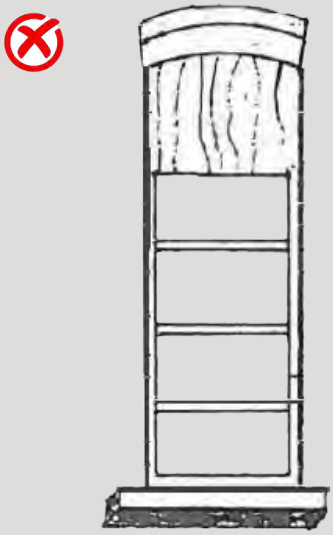
WINDOW PROPORTIONS

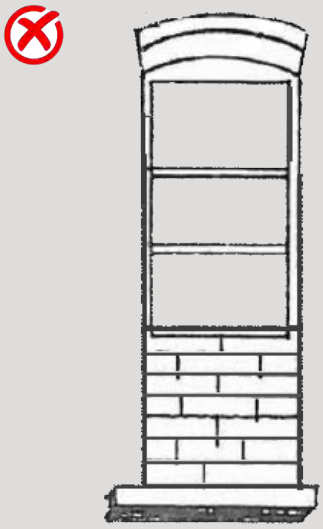
Preserve the size and proportion of the original historic window opening.

ORIGINAL WINDOW OPENING



ALTERED WINDOW OPENINGS





Replicate the character of historic sash divisions in a replacement window. The top image shows an original double-sash wood window from 1900, divided into two panes in each sash.

The middle photograph shows a restoration of a similar wood window with two panes in each sash, maintaining the original division of a historic window.

The bottom photograph shows a replacement window with an aluminum frame. Although it is a double-sash window, each sash only has one pane of glass, which does not maintain the character of the window divisions. A strip of material has been affixed to the inside of the window to simulate divided panes, but that is an inappropriate treatment when replacing historic windows.

3.34 Use the same materials or materials that appear similar to the original when replacing a window.

- Use the same material as the original where possible, especially on primary or character-defining facades.

- Substitute materials may be considered if the appearance of the window matches those of the original in style, dimension, profile and finish.

- New glazing should reflect the visual appearance of historic glazing.
  - Glazing should be clear.
  - Single pane, putty-glazed glass that matches or is similar to the original panes is preferred.
  - Transparent low-e type glass is appropriate.
  - Vacuum insulated glass may be considered.
  - Dual pane insulated glass panels are not appropriate.
  - Metallic and reflective finishes are inappropriate.

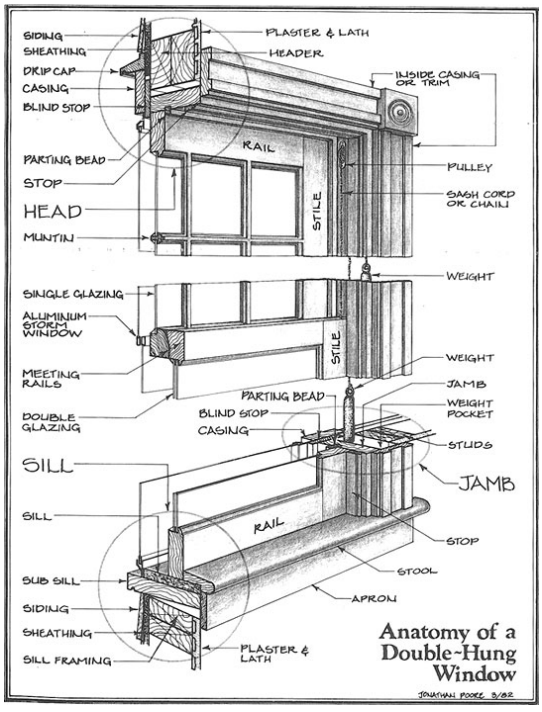
- Vinyl and unfinished metals are inappropriate window materials.

3.35 Replicate the character of historic sash divisions in a replacement window.

- Real muntins dividing a window into smaller panes of glass should be used on primary and character-defining facades.

- Faux muntins placed on both the inside and outside of a window may be used in secondary locations, but should have a similar depth and shadow line.

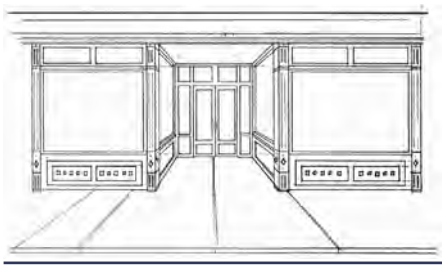
- Do not use strips of material between two panes of glass to simulate muntins.



This diagram shows the parts of a historic window. Many windows on commercial share these elements, particularly second story windows.

ENTRANCE AND DOORS

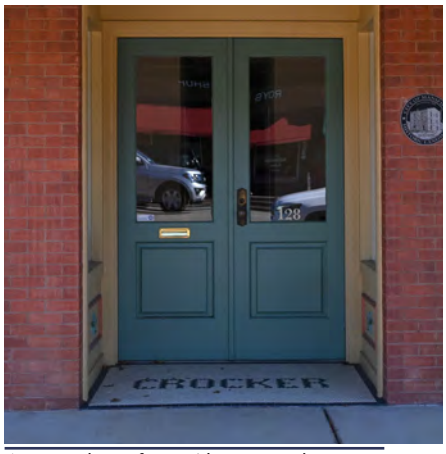
The character-defining features of a historic building's entrance, doors and distinct materials and placement should be preserved. When a new door is needed, it should be in character with the building, especially when it is located on a primary façade.



Recess the entrance to identify business entrances and draw pedestrian interest

3.36 Maintain the original size, shape and character of the storefront entrance and doors.

- Restoration work should be based on documentary evidence on historic buildings downtown.
- Where historic evidence indicates, recess the entrance to identify business entrances and draw pedestrian interest.
- Avoid changing the position and orientation of an original front door.
- Maintain the original proportions of a historically significant door. Do not alter the original size (width or height) and shape of a historic door, sidelight or transom window.



A restored storefront with a recessed entrance.

3.37 Preserve the decorative and functional features of the doors in the primary entrance.

- Preserve the original proportions and form of a single or double door.
- Preserve these features of the entrance and doors:
  - Door frame
  - Thresholds, including the historic cast iron thresholds
  - Glass panes to maintain the transparency of the storefront
  - Paneling
  - Hardware
  - Detailing
  - Transom windows
  - Flanking sidelights

Preserve the original proportions and form of the door.

3.38 When repairing a damaged historic door, maintain its general historic appearance.

- Take care that the repairs to a damaged historic door maintain the fit of the door to the original opening.

3.39 Replace a historic door with one with similar materials and a similar appearance to the original door.

- Use materials that appear similar to that of the original.
- Use a door associated with the building style or type.
- Residential type doors decorated with moldings, cross bucks, or window grills are inappropriate for commercial buildings.

Use a door associated with the building style. This entrance with a Mid-Century door is not appropriate for the building style.

Do not change one roof form to another roof form. These are flat roofed buildings. Other roof styles would be inappropriate.

Skylights should not project above the parapet. The skylight on this building is hidden by the front parapet.

ROOFS

The roofs on most historic commercial buildings in Mansfield are flat and bordered by a parapet. These features should be preserved whenever possible.

3.40 Preserve the original roof form of the building.

- Do not change one roof form to another roof form on a historic building. For example, if a building has a flat roof form, it is not appropriate to change it to a gabled form.

- Except as necessary for proper drainage, sloped roof forms are not appropriate for flat roofed buildings.

3.41 Minimize the visual impact of skylights and other rooftop equipment.

- A skylight that is flush with the roof plane may be considered where it remains hidden from view.
  - Skylights should not project above the parapet.
  - In the absence of a parapet, line-of-sight measures may be considered.

- Rooftop equipment such as HVAC units and vents should not project above the parapet.
  - In the absence of a parapet, line-of-sight measures may be considered.

PAINT COLORS AND FINISHES

Most wood surfaces on the exterior of a historic building were painted to protect them from weathering. Additionally, the appearance of a building could be dramatically improved by a coordinated paint scheme.

Some of the most noticeable results are achieved with a fresh paint job. Color can be used to minimize visual façade problems such as a poorly patched wall or incompatible materials. Also, a missing cornice can be re-created with a one-dimensional paint scheme.

Proper painting will ensure protection of historic materials and promote the historic character of the building.

A restored storefront with a recessed entrance.

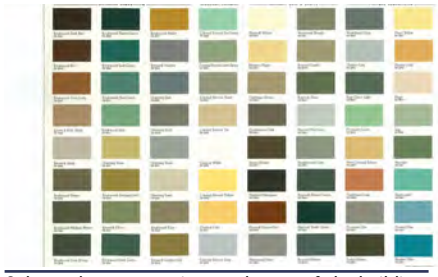
3.42 Use the building's historic color scheme whenever possible.

- If the historic scheme is not known, use an interpretation of schemes on similar historic buildings.
- Use compatible paints. Do not use high gloss paint or finishes.
- Do not use bright fluorescent or day-glow colors.

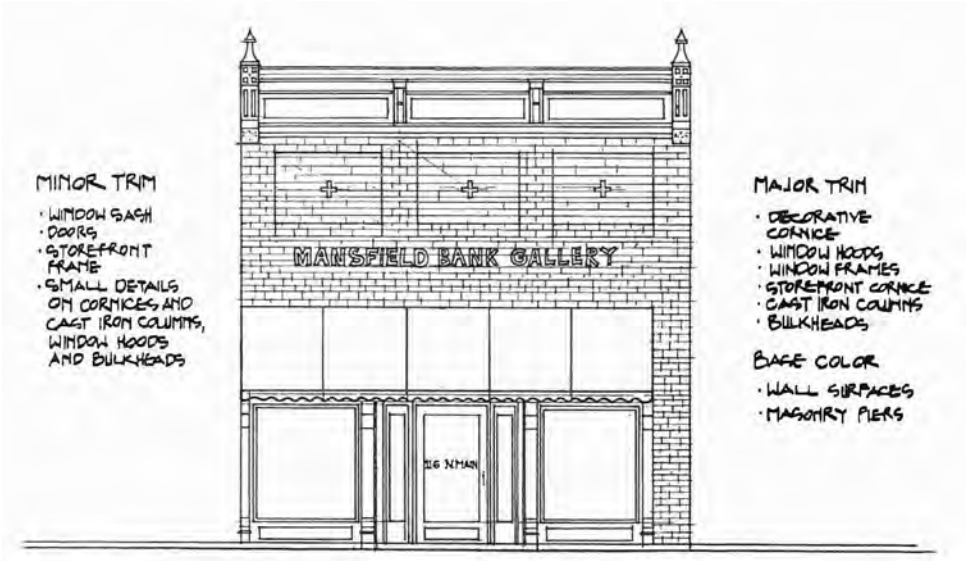
Muted earth tones or pastels should be used as primary or base color. Pale yellow makes up the primary color supported by green and red trim colors.

3.43 Select colors and a paint scheme that complement the building and maintain its historic character.

- Muted earth tones or pastels should be used as primary or base color.
- A major trim color that complements the base color can be used to highlight the decorative elements of the façade. Major trim elements include the cornice; window frames, sills and hoods; and the storefront frame, columns and bulkheads.
- A minor trim color can be used to enhance the color scheme established by the base and major trim. Often a darker tone of the major trim can be used to accentuate the window sashes, doors and selective details on the cornice and bulkhead.



Select colors appropriate to the era of the building.



A minor trim color can be used to enhance the color scheme established by the major trim. The black paint on this building accentuates the appearance of the white base paint.

- Do not over decorate the façade. One or two other colors are sufficient to highlight any façade.
- Matte, low luster, non-reflective finishes are preferred.
- Do not paint unpainted masonry. Painting should only be allowed on masonry if previously painted, in a color that mimics the color of the original masonry.
- Official color charts are available from the City HPO.

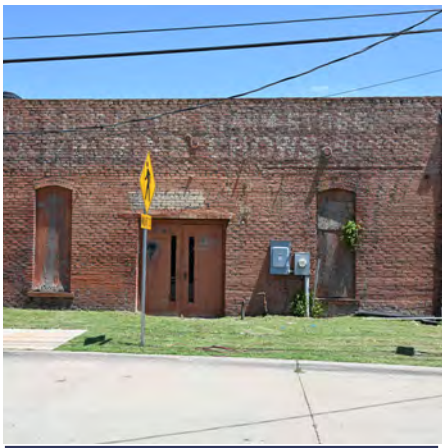
REAR ENTRANCE

The rear entrance on a historic building was typically a service entrance for employees and deliveries. In more recent times, many rear entrances have come to serve as a second customer entrance or to provide access to parking or a patio/outdoor seating area. The rear façade tends to have fewer character-defining features than other street-facing facades, allowing opportunities for improvement. Enhancing the rear entrance as an incidental public face of the building is encouraged. A compatible paint scheme, new doors, windows and canopies or awnings can be added to the rear without affecting the overall character of the building.

3.44 A visually attractive rear entrance is encouraged.

- Design improvements for the rear entrance to be recognizable as a recent change. The improvements should not compete with the main entrance.
- Add planters, lighting, canopies and/or awnings to the rear entry.
- Where the windows on a rear façade have been closed up, consider reopening them to add visual interest to the façade.

A visually attractive rear entrance is encouraged. The rear of this building features outdoor seating, a mural and string lighting.



Where the windows on a rear façade have been closed up, consider reopening them to add visual interest to the façade. These windows have been closed-up. Reopening them with an appropriate replacement window can improve the appearance of the rear entry.

ADDITIONS

Additions have traditionally been made to historic buildings as the need for more space arises. Many buildings in the historic downtown have existing additions that have gained historic significance in their own right. New additions may be appropriate provided that the historic character of the building is maintained.

HISTORIC ADDITIONS

It is appropriate to preserve an addition constructed in a manner compatible with the original building and associated with the building's period of significance. More recent additions that detract from the character of the building should be considered for removal.

3.45 Preserve an older addition that has achieved historic significance in its own right.

Preserve an older addition that has achieved historic significance in its own right. The 1910 addition to the Masonic Lodge Building has become a historic structure in itself and should be preserved. The newer addition to the left could be considered for removal.

NEW ADDITIONS

Two distinct types of additions to historic commercial buildings may be considered: A ground-level horizontal addition to the side or rear of the structure or a vertical rooftop addition that is subordinate in character and set back as recommended in these Guidelines.

3.46 Design new addition to be compatible with the main structure.

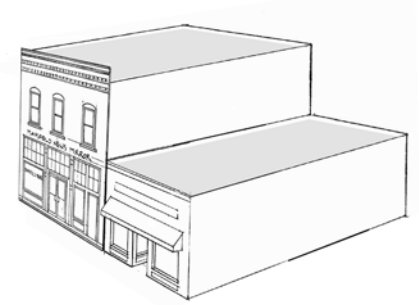
- Design a new addition to maintain and complement the mass, scale, character and form of the historic building.
- Maintain the roof form of the historic building on the addition. A pitched roof on an addition may be inappropriate if the historic building has a flat roof.
- Use materials that are of a similar color, texture, and scale to materials in the surrounding historic context.
- An addition to the front of a building is inappropriate. Greater flexibility on less visible facades may be appropriate.
- Incorporate window and door openings at a similar solid-to-void ratio, proportion and alignment as those on similar buildings. More design flexibility may be appropriate for one-story rooftop additions.
- Use simplified versions of building components and details found in the surrounding historic context. This may include: a cornice; a distinctive storefront or main door surround; window sills or other features.
- If the addition is removed in the future, the removal must not alter the historic character of the building.

Incorporate window and door openings at a similar solid-to-void ratio, proportion and alignment as those on similar buildings. The windows and door on this addition are similar to the neighboring buildings.

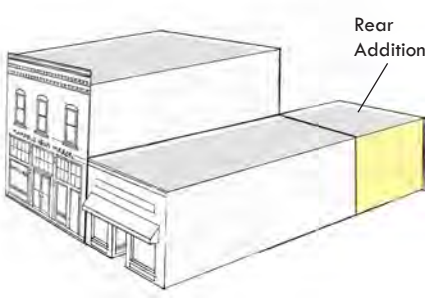
WHERE TO LOCATE A NEW ADDITION

An addition to a historic building may be located to the rear or to the side or roof as illustrated below.

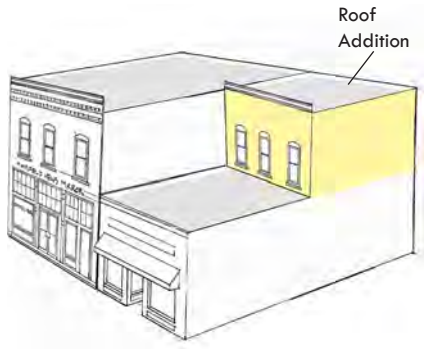
ORIGINAL BUILDING



NEW REAR ADDITION



NEW ROOF ADDITION



3.47 Protect the building's historic features.

- Construct new additions so that there is the least possible loss of or damage to historic materials and elements. Character-defining features must not be obscured, damaged or destroyed.

3.48 Design a roof addition to be compatible with the historic building.

- Set the addition back from the primary façade to maintain the historic scale of the building. On corner properties, locate the addition back from the secondary façade (the side wall facing the street) as well.

- General guidelines for roof addition setbacks:
  - The addition should be set back fifty feet from the primary façade or at the midpoint of the building, whichever is greater.
  - A roof addition is not appropriate for a building sixty feet in length or less.
  - An addition on a building located on a corner should be set back from the primary façade as noted above and from the street-facing side wall at least fifteen feet.

- The addition should be clearly identifiable as new without detracting from the historic character of the building. Use simplified interpretations of building components such as windows, doors, railings and cornices to distinguish the new from the historic.

- Use materials that are of a similar color, texture, and scale to materials in the surrounding historic context.

- Traditionally, historic buildings in Mansfield were one- or two-story. To maintain perspective, only one additional floor is appropriate for a historic building.

SPECIAL CONSIDERATIONS

Historic buildings are more than just building materials and architectural character. They also serve the needs of their occupants. Consideration should be made for projects that adapt historic buildings to new uses and energy-efficiency technologies. The accessibility requirements of the Americans with Disability Act (ADA) are also a factor to consider.

ADAPTIVE REUSE

Reusing a historic building is often less costly than replacing it with new construction and causes fewer environmental impacts. Because the building is not constructed from the ground up, resources in manpower and building materials for a new building are unnecessary. Historic buildings constructed before the 1940s generally used better building materials and construction techniques, creating a longevity that many newer buildings cannot match.

Many of Mansfield's historic buildings were used as stores, offices and meeting halls, usually with an open floor design. Whenever possible, a historic building should be used for the business or a related activity for which it was built. New uses are appropriate if they do not require alterations that negatively affect the historic character of the building.

While the Historic Landmark Commission may recommend appropriate uses for historic buildings, be sure to consult Chapter 155 of the Mansfield Code of Ordinances to determine if a proposed use is permitted.

3.49 Promote uses that are compatible with the design and historic character of the building.

- A new use should help interpret how the building was used historically.
- A new use should not adversely affect the historic integrity or alter character-defining features of the building to accommodate the use.

3.50 Promote uses that make minimal changes to the historic building.

- Uses that require the least alteration to significant elements are preferred, particularly where a building was not originally designed for the new use.
- Design adaptive reuse projects to respect the historic integrity of the building while also accommodating new functions.
- New door or window openings may be appropriate if located on the secondary or rear facades for additional access and natural light. The openings should maintain the proportions of the building's original door and window openings.

Design adaptive reuse projects to respect the historic integrity of the building while also accommodating new functions. The McKnight Building was originally constructed in 1895 for a drugstore, doctor's office and meeting hall. The building serves today as the Mansfield Historical Museum and Heritage Center. The historic form and structure of the building spaces have been retained, while careful alterations, such as a hidden elevator, have been made for visitors.

3.51 New uses on an upper floor should preserve the historic integrity of the building.

- Office and residential spaces are appropriate on upper floors of historic buildings. More active uses are appropriate on the ground floor.
- Adjacent historic buildings may combine upper floors if the character-defining features of the facades of both buildings are maintained.
- Elevators may be added to the rear of historic buildings to provide accessibility to upper floors.

PHASING/TEMPORARY DESIGN

It may be necessary to phase a preservation project to accommodate budget and other constraints. For example, a project may begin with structural and roof repairs to protect a building from weather damage, followed by removing any coverings from the exterior façade, repointing mortar joints and repainting in the second phase.

Consider removing non-historic coverings and alterations as an initial phase. A rehabilitation of the 1894 Post Office Building might begin with the removal of the metal panel slipcover with the restoration of the storefront in a later phase.

3.51 Plan the project to allow for future phases.

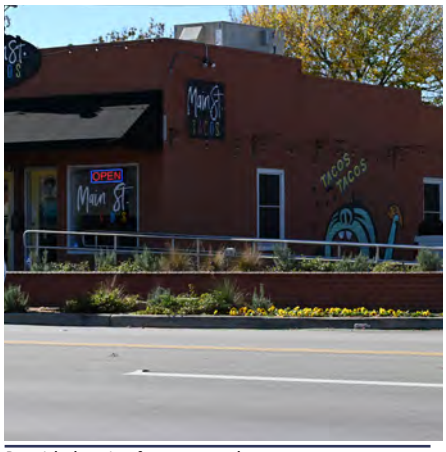
- Consider removing non-historic coverings and alterations as an initial phase.
- Consider ground floor storefront improvements such as restoration of the display windows, bulkheads and transoms that may set the stage for a later restoration of the complete building façade.
- Do not remove or alter the character-defining features of a building in a way that would prevent restoration at a later time.
- Refer to Levels of Treatment on page 18 for examples of phasing a project.

ACCESSIBILITY

Accessibility is meant to eliminate unnecessary barriers encountered by persons with disabilities, permitting them to engage in gainful occupations or to achieve maximum personal independence. The spirit of the Americans with Disabilities Act (ADA) can be met, if carefully planned, without destroying the historic characteristics of a building and sites.

3.52 Preserve the integrity and character-defining features of a historic building when integrating accessibility solutions.

- Identify the historic building's character-defining spaces, features and finishes so that accessibility code-required work will not result in their damage or loss.
- Alterations to historic properties that are designed to improve access for persons with disabilities should minimize negative effects on the historic character or materials.
- Provide barrier-free access that promotes independence for the disabled to the highest degree practicable, while preserving significant historic features.



Provide barrier-free access that promotes independence for the disabled to the highest degree practicable, while preserving significant historic features.

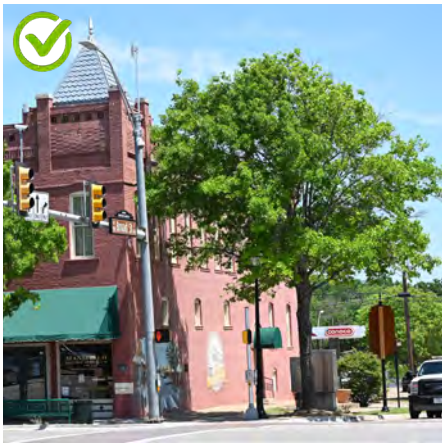
BUILDING MAINTENANCE

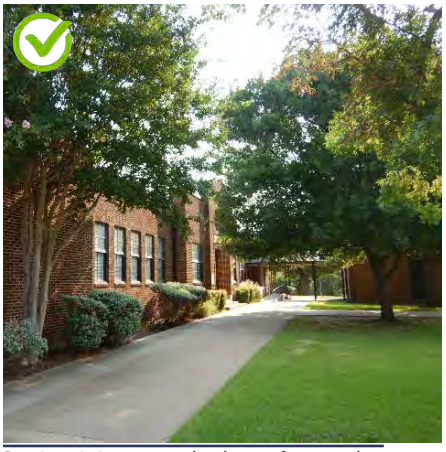
Regular maintenance can prevent the deterioration of a historic building. It is vitally important to perform maintenance that controls moisture and directs it away from the building.

3.53 Set up a regular maintenance schedule to protect the building.

- Inspect the building for the effects of seasonal weather conditions.
- Inspect areas of the building that are exposed to weather or where water may gather, such as building parapets and roofs.
- Inspect the building interior for any signs of distress or failure including water damage or mortar dust.
- Do not defer maintenance. Basic repairs made at the first signs of deterioration can prevent more expensive repairs later.

Inspect areas of the building that are exposed to weather or where water may gather, such as building parapets and roofs. This parapet shows signs of water damage.





Retain existing mature landscape features that provide shade and protection from wind.

CONSERVATION AND ENERGY

Many older buildings were constructed before modern heating and air conditioning and relied on historic building construction methods and materials to maximize natural sources of heat, light and ventilation. Features like thick masonry walls, awnings and transom windows contribute to the energy efficiency of a historic building. These features may be augmented by the careful application of new energy technologies.

ENERGY EFFICIENT SITE DESIGN

Site designs, including landscapes and structures, should take advantage of micro climatic conditions for energy conservation. Consider solar and wind exposure in design decisions.

3.54 Design or preserve landscapes and site features that promote energy efficiency.

- Retain existing mature landscape features that provide shade and protection from wind.
- Position new landscape features to take advantage of the shade and wind break effects for the building.
- Use drought tolerant plants to reduce the need for irrigation.
- Locate deciduous trees and vegetation to provide for summer shading and allow winter solar access.
- Use an efficient site lighting design to minimize the amount of fixtures needed.

MAINTAIN THE ORIGINAL ENERGY FEATURES OF A HISTORIC BUILDING

Original sustainable building features should be maintained in good operating condition.

3.55 Preserve and maintain the original energy efficiency features of the historic building.

- Retain the building's original operable shutters, awnings and transom windows. These were designed to make the building comfortable without mechanical climate controls.
- Maintain the building's sustainability features in good, working condition.
- Repair or restore covered, damaged or missing features.

ENERGY EFFICIENCY IN HISTORIC STRUCTURES

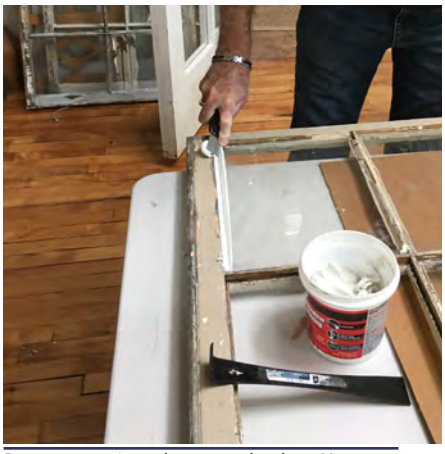
Energy efficiency improvements should be designed to complement the original building and to preserve the building's character. Weather-stripping and insulation can improve the energy efficiency of a historic building.

3.56 Use noninvasive strategies when weatherizing.

- Weather-stripping, insulation and wood storm windows are appropriate.
- Weather-strip original framework on windows and doors.
- Where possible, install additional insulation in an attic, basement or crawl space. Provide sufficient ventilation to avoid moisture build-up in the wall cavity.
- Install weatherization without altering or damaging significant materials and their finishes.
- Use materials which are environmentally friendly and that will not interact negatively with historic building materials.

3.57 Enhance the energy efficiency of original windows and doors.

- Keep original windows in good repair and seal all leaks.
- Preserve, retain and reuse early glass. Use putty appropriate to the window.
- Maintain the glazing compound regularly. Remove old putty with care.
- Use operable systems to enhance performance of original windows. This includes wood storm windows, insulated coverings, curtains, and awnings.
- Place wood storm windows internally when feasible to avoid the impact upon external appearance.
- Use wood storm window inserts designed to match the original frame if placed externally.
- Double pane glazing may be acceptable where original glazing has been lost and the frame can support the weight and profile.
- Add weather-stripping and caulking around the window frame.



Preserve, retain and reuse early glass. Use putty appropriate to the window.

ENERGY GENERATION

When mounting modern energy technology on a historic structure, maintain the resource's historic integrity and significance. Strategies to reduce energy consumption should be undertaken prior to using energy-generating technologies .

As new technologies are developed, it is important that they leave no permanent negative impacts to historic structures. The reversibility of their application is a key consideration when determining appropriateness.

3.58 Place energy generating equipment to minimize impacts to the historic character of the building.

- Locate equipment where it will not damage, obscure or cause removal of significant features or materials.

- Locate equipment where it is not visible on a principal or secondary façade. It is preferred to locate the equipment on the roof if possible. When installed on the roof, the equipment should be set back from the edge so as not visible from the street.

3.59 Install energy technology in a reversible manner.

- Install energy generating equipment so that it can be readily removed and the original character of the building can be easily restored.

SOLAR ENERGY DEVICES

Solar energy devices should be designed, sized and located to minimize their effect on the historic character and structural integrity of the building.

3.60 Minimize adverse effects from solar energy devices on the character and structural integrity of a historic building.

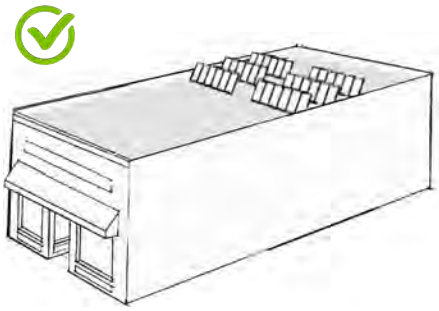
- Install solar devices in locations that do not obscure significant features or adversely affect the overall character of the property.

- Size collector arrays to remain subordinate to the historic structure.

- Minimize visual impacts by locating collectors back from the front façade.

- Consider installing collectors on an addition or accessory building where applicable.

- Exposed hardware, frames and piping should have a matte finish, and match or complement the color scheme of the primary structure.



Minimize visual impacts by locating collectors back from the front façade.

3.61 Use the least invasive method feasible to attach solar energy devices to a historic roof.

- Avoid damage to significant features.
- Install a collector array in such a way that it can be removed and the original character easily restored.
- Collector arrays should not threaten the structural integrity of the building. Supporting equipment for solar panel systems, such as mounting brackets or frames, should make the fewest penetrations into the roof or walls as possible.

3.62 Consider using building-integrated photo voltaic technology where the use of new building material is appropriate.

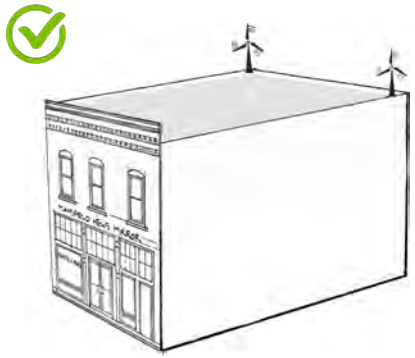
- Plan the installation of integrated photo voltaic systems to be where they do not hinder the ability to interpret the historic significance of the structure.
- Solar energy devices incorporated into building materials such as roof shingles or tiles, windows, siding, or other architectural features integral to the building's design that are reasonably indistinguishable from traditional building materials may be considered.
- For example, solar shingles on a rear or secondary roof where the original roof material is missing or significantly damaged would be appropriate.

WIND POWER

Small-scale wind generators may provide supplementary energy supply to a building, but careful installation is necessary. Minimizing impacts to the historic character of a building should be the primary consideration in an energy efficiency project.

3.63 Minimize the visual impacts of a wind turbine from public view whenever possible.

- Turbines should not obscure significant features or impair the ability to interpret the building's historic significance.
- The turbine and any exposed hardware should have a matte finish, and match or complement the color scheme of the primary structure.
- Design the scale and location of the turbine to remain subordinate to the historic structure.



Design the scale and location of the turbine to remain subordinate to the historic structure.

3.64 Install a turbine in such a way that it can be readily removed.

- Attach turbines in a manner that avoids damage to significant features.
- The original condition of the building should be easily restored.

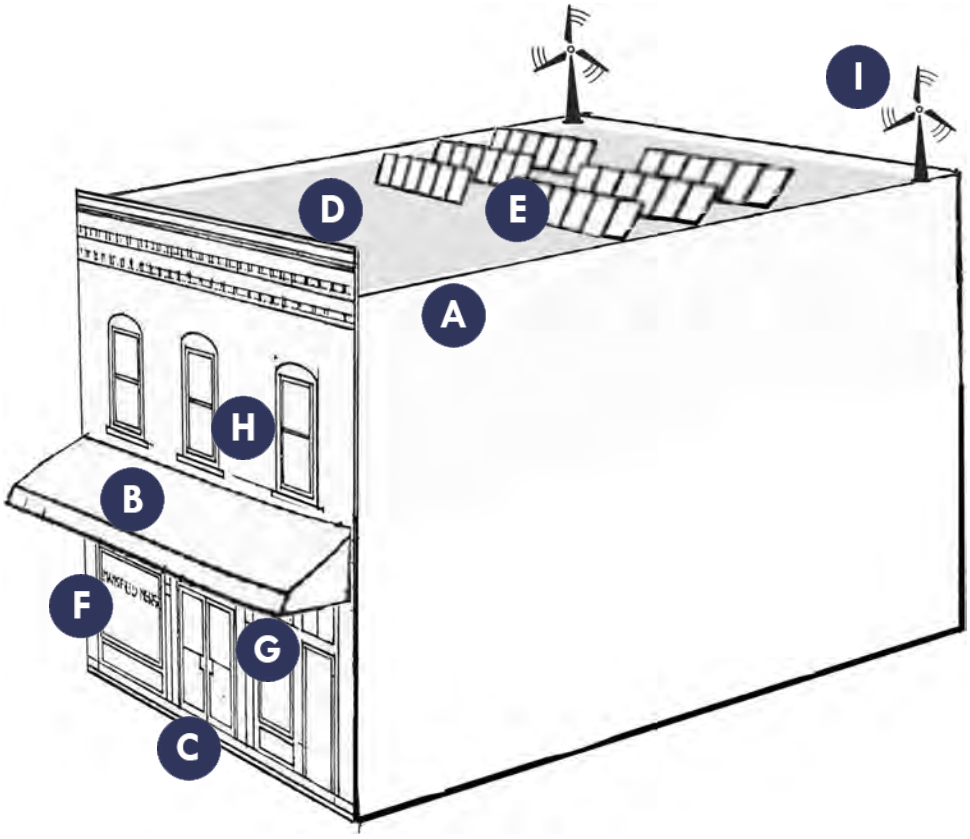
3.65 Minimize structural impacts when installing turbines.

- Install turbines as freestanding structures in unobtrusive locations when feasible.
- When attaching to the building, turbines should not overload structural systems, or threaten the integrity of roof protection systems. Supporting equipment such as mounting brackets or frames should make the fewest penetrations into the roof or walls as possible.

HISTORIC BUILDING ENERGY EFFICIENCY

These are recommendations for energy conservation on a historic commercial building while retaining the integrity of the historic structure.

- **A** Insulate attic internally.
- **B** Use awnings to control solar access and heat gain.
- **C** Maintain original doors and weather-strip them.
- **D** Retain and repair roof materials.
- **E** Set solar panels back from the primary façade to minimize visibility from street.
- **F** Maintain the display windows and weather-strip them.
- **G** Retain or restore operable transom windows to circulate air.
- **H** Preserve and maintain original windows with weather-stripping and caulk. Use storm windows, preferably on the interior.
- **I** Set wind turbines back from primary façade to minimize visibility from street.



STEPS TO ENERGY EFFICIENCY

Consider these basic steps when planning a rehabilitation project for energy efficiency:

Step 1: Set project goals.

Step 2: Maintain the building's components in sound condition.

Step 3: Maximize the building's inherent sustainable qualities.

Step 4: Enhance building performance with treatments like increased insulation, weatherization and landscaping.

Step 5: Add energy-generating technologies sensitively and in a manner that can be reversed in the future. Also consider that the building's original design may be as efficient as adding energy-generating equipment.

CHAPTER 4: GUIDELINES FOR SITE DESIGN

Historic preservation and new construction projects in historic areas of Mansfield should employ site designs and features that contribute to the historic character of the area and promote pedestrian activity along streets.

This chapter contains guidelines for site design and exterior improvements for preservation projects and new construction in historic areas. Special design features are included, such as plazas, courtyards, parking lots, lighting, awnings, colors and service areas.

While applicable to historic landmarks, these guidelines may also be used to guide new construction in historic districts. They should be reviewed in conjunction with the D, Downtown District regulations for projects in the Original Town of Mansfield.

Do not fully enclose an outdoor space to allow for pedestrian access.

The plaza or courtyard should be directly accessible from a public sidewalk.

OUTDOOR AMENITIES

The settings around historic buildings should encourage pedestrian activity and outdoor spaces. The design of these spaces should complement the historic character of the buildings they serve and be integrated into the overall project design.

4.1 Design outdoor spaces to encourage pedestrian activity.

- To allow for pedestrian access, do not fully enclose the outdoor space.
- Pave or landscape the outdoor space.
- The outdoor space should be even with or behind the line of building fronts.

SMALL PLAZAS AND COURTYARDS

Small plazas or courtyards may be encouraged in historic areas if carefully designed. In places where continuous historic storefronts extend to the sidewalk, as they do on N. Main Street, do not remove a historic façade to make space for a plaza or courtyard.

4.2 Situate a small plaza or courtyard where it will complement the character of the surrounding buildings.

- Locate a plaza or courtyard carefully within a historic area to avoid creating gaps in the existing historic street façade.
- Use compatible paving materials to those in the area such as concrete or brick pavers. For example, red brick pavers are used around Historic Downtown Mansfield.

4.3 Design a small plaza or courtyard for pedestrian access.

- The plaza or courtyard should be directly accessible from a public sidewalk.
- A plaza or courtyard should be level with the sidewalk.

4.4 Enhance a small plaza or courtyard with features that promote their use.

- The following features are encouraged for a small plaza or courtyard:
  - Street furniture such as benches
  - Public art
  - Historical or interpretive markers, plaques or interpretive panels
  - Green space or landscaping features
  - Lighting
  - Open area for street performances
  - Small stage with a cover
  - Trash receptacles
  - Shade

PATIOS AND OUTDOOR SEATING

Patios and seating areas can promote pedestrian activity along streets in historic areas. They should be designed to enhance an area's historic character.

4.5 Locate a patio, at-grade dining area or outdoor seating area to minimize impacts on the streetscape.

- Consider locating a patio, at-grade dining area or outdoor seating area at the side or rear of the building.
- Do not obstruct a sidewalk with a patio, at-grade dining area or outdoor seating area.

4.6 Design a railing or barrier to be simple.

- Simple metal and wood railings are appropriate.
- Railing or barrier should not exceed 42" in height.
- The railing should be mostly transparent.
- Install a railing or barrier so that it may be removed in the future without impairing the essential form and integrity of the historic building and canopy.
- Do not obscure character-defining features of the building with a barrier or railing.
- Do not destroy or damage character-defining features of the historic building or canopy when installing a railing or barrier.
- Temporary planters are appropriate to provide a barrier for outdoor dining areas.
- Composite, vinyl, or any PVC material are generally inappropriate.

SITE FURNISHINGS

Site furnishings such as benches, bike racks and street planters can enhance the overall appearance of the historic downtown and other sites. The quality of design is critical because these elements are highly visible. Site furnishings should be designed to be an integral part of the historic environment. They should be strategically placed to serve as a gathering spot and elevate the streetscape.

4.7 Use site furnishings to enhance the character of a historic building or site.

- Site furnishings should reinforce the existing historic context.
- Place site furnishings along the street to encourage pedestrian activity and interest.

Do not obstruct a sidewalk with a patio, at-grade dining area or outdoor seating area. The chairs in this picture encroach into the pedestrian path, highlighted in yellow.

Simple metal and wood railings are appropriate. The railing should be mostly transparent.

Place site furnishings along the street to encourage pedestrian activity.

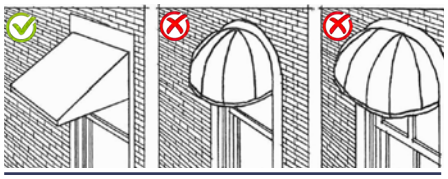
AWNINGS AND CANOPIES IN HISTORIC MANSFIELD

Early canopies in historic Mansfield provided shade to help cool buildings and for pedestrians on the boardwalks in front of the buildings.

Canopies were flat or sloping shed roofs, sometimes with a curve on the edge. These were supported below by posts or wall brackets, or above by metal rods or chains. As can be seen in the 1907 photograph below, most buildings had canopies. Fabric awnings were common.

The restoration or replacement of canopies and awnings is encouraged. An appropriate canopy or awning adds character to a building and visual interest to a pedestrian oriented streetscape.

A variety of canopies can be seen in this 1907 photograph of Water Street. Examples of shed roof and flat canopies can be seen on the buildings. Note the awning on the upper floor window on the second building from left.



Simple shed shapes are appropriate for rectangular openings. Do not use odd shapes, bull nose or bubble awnings.

AWNINGS AND CANOPIES

Awnings and canopies are traditional features on historic commercial buildings in Mansfield, and their use is encouraged. Awnings are usually fabric. Canopies use wood or metal construction. These elements are simple in detail, color and design.

4.8 Flat canopies should be retained if present and replaced where needed.

4.9 Design an awning or canopy to be in character with the building.

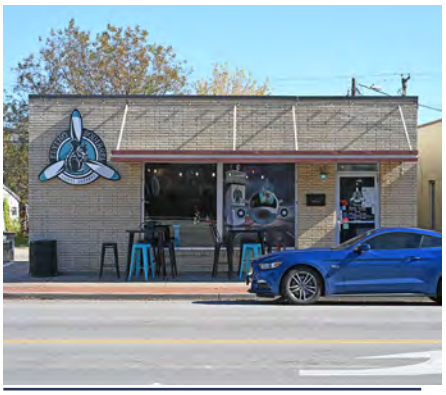
- Flat canopy and dropped style awnings are the most common on existing historic commercial buildings and recommended awning types.
- Install awnings and canopies to accentuate character-defining features of the building.
- Do not cover or obscure significant architectural features.
- Design the awning or canopy to be in proportion (opening, width, height) to the building.
- Use colors that are compatible with the façade. Solid colors are encouraged.
- Simple shed shapes are appropriate for rectangular openings. Do not use odd shapes, bull nose or bubble awnings.
- Awnings should be a drop-front style.
- Awnings should not be continuous, but rather relate to each window or bay. Flat canopies, however, may be full width or relate to each bay.
- Appropriate supporting mechanisms are wall mounted brackets, cable suspended and chains consistent with the style of the building.
- Canopies supported by posts are generally inappropriate.
- Internal illumination of an awning or canopy is inappropriate.
- Awnings and canopies are generally inappropriate on upper story windows unless historic evidence indicates that there were awnings on the original building.
- Historically, wood or metal canopies were common, but fabric was used as well. Awnings were generally canvas, but opaque fabrics with a matte finish are appropriate.
- Vinyl, plastic, leather, or any glossy or reflective materials are not appropriate construction materials.

IMAGES OF AWNINGS AND CANOPIES

Historic Mansfield Examples

Appropriate

Design the awning or canopy to be in proportion to the building. This canopy fits within the doorway.



Flat canopies may be full width or relate to each bay.

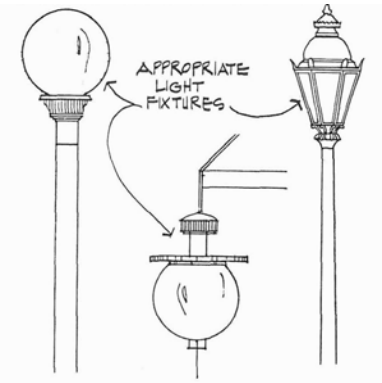
The color of awnings should be compatible with the exterior color of the building. This green awning fits with the building's color scheme.

Inappropriate

Do not cover or obscure significant architectural features. This awning covers the transom windows.

Flat canopies should be retained if present and replaced where needed. The flat canopy on this building was replaced with drop-front style awning.

Do not use odd shapes, bull nose or bubble awnings.



Fixtures should be compatible with architectural and site design elements of the setting.

The street light on the right side of this photograph is typical of a light fixture in the historic downtown.

SITE LIGHTING

The light level from a private property at the property line is a key design consideration. The number of fixtures, their mounting height, and the amount of light emitted per fixture are important aspects of site lighting. Light fixtures should be shielded and directed away from adjacent properties.

Site lighting should generally be located on streets, plazas, and surface parking lots. However, lighting may also be located on a side or rear yard within dining areas.

4.10 Design lighting to fit the historic character of the setting.

- Fixtures should be compatible with architectural and site design elements of the setting.
- Avoid using light fixtures that are not compatible with the historic building style. Light fixtures which duplicate the original historic fixtures in form and construction material are acceptable.
- Do not install light fixtures which are more elaborate than the original fixtures. A void using historic theme lighting that may confuse the true heritage of the historic setting.

4.11 Shield lighting to prevent off-site glare.

- Light fixtures should incorporate shields to direct light downward.
- Lamps should not be visible from adjacent streets or properties.
- Fixtures should be shielded to prevent light spill onto adjacent properties and into the night sky.

4.12 Provide lighting along walkways that is scaled for pedestrian activity.

- Install lights for walkways on shorter poles or consider using ground-mounted light posts like bollards.

BUILDING LIGHTING

Care should be taken to select exterior light fixtures that complement the historic character of the building. Building lighting encompasses any permanent lighting that is attached to a building, including string lights that are strung between multiple buildings or other structures.

Traditionally, exterior lights were simple in character and were used to highlight signs, entrances, and first floor details. Most fixtures had incandescent lamps that cast a color similar to daylight, were relatively low intensity and were shielded with simple shade devices. Although new lamp types may be considered, the overall effect of simple, focused, building lighting should be continued.

Use lighting fixtures that are appropriate to the building and its surroundings in terms of style, scale and intensity of illumination.

4.13 Use lighting to accent building features.

- It is appropriate to accent building entrances, first floor detains and signs.

Traditionally, exterior lights were simple in character and were used to highlight signs, entrances and first floor details.

4.14 Minimize the visual impacts of architectural lighting.

- Use simple light fixtures.
- Use exterior light sources with low luminescence.
- Use lights that cast a similar color to daylight.
- Do not wash an entire building façade in light.
- Use lighting fixtures that are appropriate to the building and its surroundings in terms of style, scale and intensity of illumination.

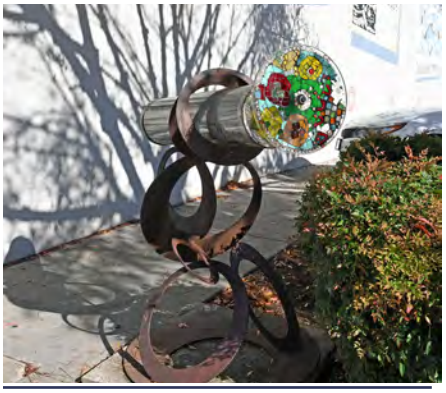
4.15 Use shielded and focused light sources to prevent glare.

- Provide shielded and focused light sources that direct light downward.
- Do not use high intensity light sources or cast light directly upward.
- Shield lighting at services areas, parking lots and parking structures.

4.16 Install building lighting that does not damage the historic fabric of the building.

- Building lighting should be removable at a later time without damaging the historic fabric of the building.

String lights are a type of building lighting. How they are used should be considered with care. There is a difference in the impact of lights that outline a building (top) and lights concentrated under a canopy (bottom).



Locate public art to enhance the urban environment. This kaleidoscope is a functional artwork that contributes to the streetscape.

PUBLIC ART

Public art is welcomed as an amenity. Art should be designed as an integral component of the urban environment and strategically located to serve as an accent to a streetscape, plaza, park or other public area.

4.17 Public art should complement the character of a building or site.

- Public art should complement the surrounding context.
- Public art should be used to accent civic facilities.

4.18 Select and locate art to be compatible with the historic context.

- Public art should not interfere with interpretation of nearby historic sites and buildings.
- Do not place large public artworks directly in front of historic buildings.

4.19 Locate public art to enhance the urban environment.

- Select strategic locations such as gateways or use as focal points in public plazas or parks.
- Public art should be woven into the urban environment. For example, an artist could customize or reinterpret conventional features of a streetscape such as a tree grate or planter.

Paint or print murals on canvas or panels. These panels are affixed to an unpainted brick wall using a wood frame.

MURALS

Murals are a popular form of art in downtown Mansfield. Typically a paint medium, care must be taken to prevent damage to historic building materials and architectural features. The following are guidelines for murals on historic structures.

4.20 Do not paint on unpainted masonry.

- Painting takes away the historic integrity of the building.
- The paint may trap water that damages the brick or stone underneath.

4.21 Paint or print murals on canvas, panels or similar materials

- Affix murals through the mortar joints, not through the masonry.
  - Mortar can be more easily replaced.
  - Drilling into the masonry permanently damages it and can lead to further deterioration.
- Temporary artwork on vinyl sheets may be adhered to a wall if the heat application will not damage the historic building materials.
- Prevent water from getting trapped behind the mural. For example, leave space between the wall and the mural frame or use a sloped cap at the top.

Prevent water from getting trapped behind the mural. The cap on this mural directs water away from the wall.

4.22 A new mural should not compromise the historic character or integrity of the original resource.

- New murals should respect the size, scale and design of the historic building.
- Murals should be located on the side, interior or rear walls of existing commercial buildings, and have minimal impact on surrounding buildings, views and vistas.
- Consider a location that faces east or north or is shaded to extend the life of the mural.
  - A mural will fade and peel faster if it is in direct sunlight.
- Reflective, neon and fluorescent paints should not be used.
- Painting a portion of the wall, especially on large walls, instead of the entire wall is recommended to avoid sign blight/overwhelming the streetscape.
- The number of murals per block face should be limited to discourage visual clutter.

Consider a location that faces east or north or is shaded to extend the life of the mural. This mural is shaded by a large canopy tree.

4.23 Subject matter that reflects an aspect of Historic Downtown Mansfield or the City's history or that relates to a building or its occupant is encouraged.

- The theme of the mural should be appropriate within the context of the surrounding neighborhood and complement its existing character.
- No advertising, logos, or political messages should be included in the mural.

Subject matter that reflects an aspect of Historic Downtown Mansfield or the City's history is encouraged.

4.24 Do not paint over other historically significant murals.

- Do not paint over other historically significant murals, even if they are faded, including but not limited to advertisements from the late-19th to the mid-20th centuries.

This mural of musician Jim Morrison is painted on a building occupied by a music lesson studio, tying the mural to the business.

Screen equipment from public view. The roof-top HVAC units on this building are set back from the rear wall and screened by a board-on-board enclosure.

Locate satellite dishes and mechanical equipment out of public view. This dish is mounted on the rear of the building behind the parapet.

SERVICE AREAS, BUILDING EQUIPMENT AND FENCING

Service areas, building equipment, accessory buildings, fencing and screening is a part of both historic redevelopment and new construction. They should be visually unobtrusive and should be integrated with the design of the site and the building. Junction boxes, external fire connections, telecommunication devices, cables, satellite dishes, HVAC equipment and fans may affect the character of a property. These and similar equipment devices should be screened from public view to avoid negative effects on all properties.

4.25 Orient service entrances, waste disposal areas and other similar uses to service lanes away from major streets.

- Where possible, screen these service areas with a wall, fence or plantings.

4.26 Position service areas to minimize conflicts with other abutting uses.

- Minimize noise impacts by locating sources of offensive sounds away from other uses.
- Use an alley or rear of the property where possible.

4.27 Minimize the visual impacts of building equipment on public streets, sidewalks and the surrounding neighborhood.

- Screen equipment from public view.
- Do not locate equipment on a primary façade.
- Use low-profile or recessed mechanical units on rooftops.
- Locate satellite dishes and mechanical equipment out of public view.
- Locate roof-top equipment away from the facades of the building.

4.28 Minimize the visual impacts of utility lines, junction boxes, gutters, downspouts and similar equipment.

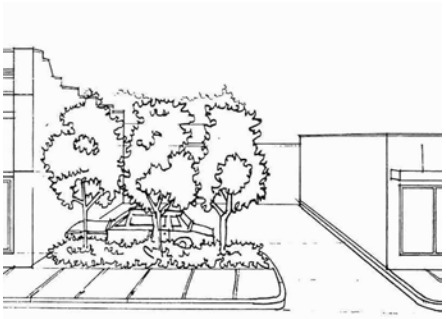
- Locate utility lines and junction boxes on secondary and tertiary facades, and group them where possible.
- Where possible, group lines in conduits.
- Paint these elements to match the existing background color.
- Ground-mounted utility pedestals should be located at the rear of the building.
- Gutters and downspouts should be located on the least visible face of a building and away from character-defining architectural features.
- If gutters and downspouts must be located on the front of a building, they should be designed simply to avoid altering the perception of a historic façade.

Locate utility lines and junction boxes on secondary and tertiary facades, and group them where possible. These electric meters are grouped together on the rear wall of this building.

4.29 Limit fencing to the rear of the structure.

- Fences should be 70% open and constructed of brick, cast stone, iron, or a combination of these materials, or other appropriate materials.
  - Plastic, vinyl, and chain-link are not appropriate materials.
  - Wooden privacy fences are not allowed.
  - Solid masonry is only appropriate when screening is required by ordinance for dumpsters or mechanical equipment.
- Fences should not exceed six feet in height.

Minimize the visual impact of surface parking. This parking lot is located to the side of the site and screened with landscaping.



Use planters or landscape strips with trees and shrubs as a visual barrier.

SURFACE PARKING LOTS

Sufficient parking is vital to the businesses in historic Mansfield, but should be visually subordinate to other uses. Parking areas should be screened from the street and neighboring properties through design features and landscaping.

4.30 Minimize the visual impact of surface parking.

- Locate parking lots at the rear or side of a site, or to the interior of the block, particularly on corner properties which are more visible than interior lots.

4.31 Locate a surface parking lot to minimize gaps in the continuous building wall of a commercial block.

- Where a parking lot shares a site with a building, place the parking at the rear of the site, or if this is not possible, beside the building.

- Limit the number of curb cuts to as few as possible.
  - Locate curb cuts on a minor street or alley.

4.32 Provide a visual barrier along the edge of a parking lot and between parking lots.

- Use planters or landscape strips with trees and shrubs as a visual barrier.

- Provide a landscaped edge and/or low screening wall to screen cars and to maintain the structural setback along the sidewalk.

- Maintain pedestrian connections to street and sidewalks.

CHAPTER 5: GUIDELINES FOR NEW CONSTRUCTION

Authenticity is an essential characteristic of any historic district. Surviving historic construction in Mansfield's historic districts should be easily differentiated from new construction and modern additions. New construction should help reinforce the authenticity of a historic district by clearly referencing the time in which it was built, and convey the evolution of the area through building design.

This chapter provides suggestions to developers of infill and redevelopment projects on the design of new buildings in historic areas. It includes general guidelines for the architectural character, building orientation and materials of all new construction projects as well as design standards for parking structures.

These guidelines can also be used for improvements to existing non-historic structures to ensure that they remain compatible with the overall historic context. The general preservation principles and design standards in Chapters 2 and 3 do not apply to new construction or to existing non-historic structures.

GENERAL PRINCIPLES FOR NEW CONSTRUCTION

New infill construction should be scaled to promote a pedestrian-oriented streetscape. New development should build on the heritage of Mansfield's historic built environment.

Incorporate a bulkhead, display window and transom in a new storefront design. New designs for windows, storefronts and architectural features provide visual interest while indicating that the building is new.

ARCHITECTURAL CHARACTER

New buildings in Mansfield's historic districts should be distinguishable from historic buildings, and appear as a contemporary product of its own time while maintaining general compatibility with the surrounding context.

5.1 Design a new building to reference the time in which it was built, while respecting key features of the surrounding historic environment.

- New buildings should reflect the basic mass and scale of surrounding historic buildings while incorporating compatible design features.
- Use of historic building materials is encouraged.

5.2 Consider incorporating contemporary interpretations of traditional designs and details into a new building.

- Incorporate a bulkhead, display window and transom in a new storefront design as illustrated in "Key Features of Historic Commercial Façade" on page 24.
- Design storefront components and upper story windows to be similar in height, depth, profile and proportion to traditional historic buildings.

Although the parapet on this modern storefront resembles the parapet of an older building in the same location, the storefront elements (bulkheads, display windows, doors and transoms) are distinguishable as new construction.

5.3 Do not imitate historic styles in the design of a new structure.

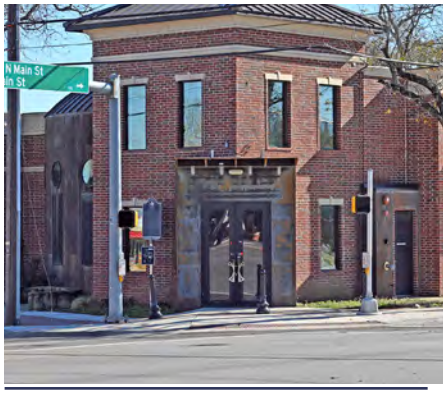
- Design a structure in a contemporary style to avoid blurring the distinction between old and new, which makes it more difficult to visually interpret the architectural evolution of a historic district.
- Design a structure using a contemporary interpretation of a historic style that is authentic to the environment while ensuring that it is distinguishable as being new.

BUILDING ORIENTATION

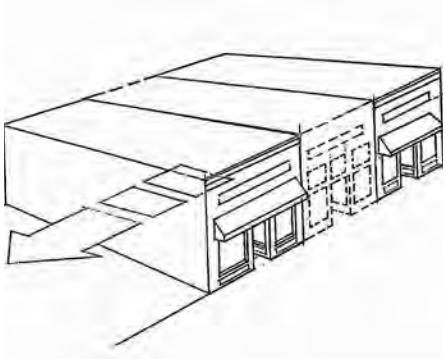
Traditionally, the primary entrance of a building faced the street as can be seen on the historic buildings on Main Street. The entry was often recessed on commercial buildings. New buildings should be oriented to continue this traditional pattern.

5.4 Maintain the traditional orientation of a building to the street.

- Locate the primary entrance to face the street.
- The setbacks for new construction should match the setback of other buildings on the block. Where historic buildings abut the sidewalk, new buildings should do the same.



Maintain the traditional orientation of a building to the street.



Where historic buildings abut the sidewalk, new buildings should do the same.

MATERIALS

Building materials used in new construction should contribute to the visual continuity of Mansfield's historic districts.

5.5 Use building materials appropriate to the surroundings.

- Use brick as the primary exterior building material.
  - Brick was typically the dominant construction material on historic commercial buildings in Mansfield.
- Building materials should have a modular dimension similar to that used traditionally.
- All wood details should have a weather-protective finish.
- Traditional stucco, metal cladding, and composite panels may be considered as an accent material on upper floors of larger buildings.

5.6 Ensure that any new materials are similar in character to historic materials.

- New materials should appear similar in scale, proportion, texture, color and finish to those used traditionally.
- Using new materials as an accent is appropriate to help convey individual building modules or units.
- Do not use imitation or synthetic materials, such as aluminum or vinyl siding, imitation brick or imitation stone and plastic.
- Avoid highly reflective materials, such as unfinished metals or those without a matte finish.

Use building materials appropriate to the surroundings. This red brick resembles the brick used on nearby historic buildings.

NEW COMMERCIAL BUILDING DESIGN

Historic Mansfield is composed primarily of traditional commercial buildings with storefronts along the ground floor and upper story office or residential uses. New commercial buildings are encouraged as infill development, especially in the historic downtown district.

MASSING

Traditionally commercial buildings in Mansfield were one to two stories in height, with 25' to 50' lot widths. They employed parapet details and pedestrian-scaled street fronts that contributed to a sense of human scale. A new building should continue to provide a variety of pedestrian-friendly scales and visually appealing masses. A new building should also reflect the traditional mass, scale, size, proportions and form of neighboring historic buildings.

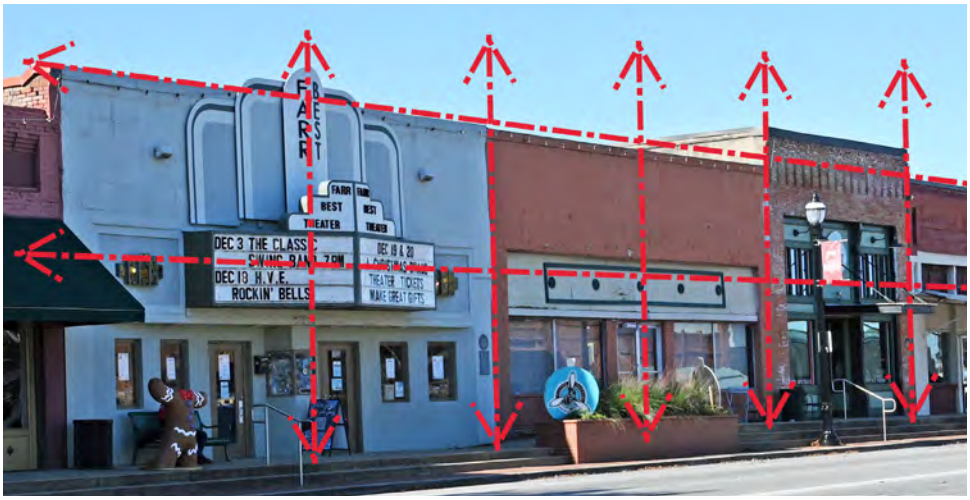
A new building should be designed with a pedestrian-scaled street front.

5.7 Maintain the traditional size of buildings as perceived at the street level.

- The height of a façade of a new building facing the street should follow the historic context of the area and respect the traditional proportions of height to width.
- Floor-to-floor heights should appear similar to those of the surrounding historic buildings, especially those at ground level.

5.8 Establish a sense of human scale.

- Use vertical and horizontal articulation design techniques to reduce the apparent scale of a larger building mass.
- Incorporate changes in color, texture and materials to help define human scale.
- Use architectural details to create visual interest.
- Use materials that help to convey scale in their proportion, detail and form.



A new building should reflect the traditional mass, size, proportions and form of existing buildings seen along the street in historic Mansfield.

5.9 Maintain traditional spacing patterns created by the repetition of uniform building widths along the street.

- A new façade should reflect the established range of the traditional building widths seen downtown.
- A change in design features may be used to suggest traditional building widths.
- Changes in materials, window design, façade height or decorative details may be used to reflect traditional façade widths in the design of a larger new building.
- Provide variations consistently throughout the structure, such that the composition appears to be a composition of smaller building modules.

5.10 A new building should incorporate a base, middle and cap.

- Using a base, middle and cap on a new building helps reinforce the visual continuity of the area.

A new building should incorporate a base, middle and cap.

BUILDING AND ROOF FORM

Having a similar appearance in building and roof forms is a unifying element in a commercial area. New construction should be designed with simple forms.

5.11 A rectangular form should be dominant on a commercial façade.

- The façade should appear as a flat surface, with any decorative elements and projecting or setback articulations appearing to be subordinate to the dominant form.

5.12 A roof form should be similar to those used traditionally.

- Flat roofs are appropriate.
- Non-traditional roof forms, such as pitched roofs, A-frames and steep shed roofs, are inappropriate.


The façade should appear as a flat surface, with any decorative elements and projecting or setback articulations appearing to be subordinate to the dominant form. The decorative pilasters on this building project just enough to define the storefronts but are clearly subordinate to the overall rectangular building form.

COMMERCIAL FAÇADE CHARACTER

Historic commercial building facades incorporate a regular pattern of transparency and proportion. Traditional patterns should be incorporated into new construction whenever possible.

5.13 Maintain the traditional spacing pattern created by upper story windows.

- Use traditional proportions of windows, individually or in groups.
- Headers and sills of windows on new buildings should maintain the traditional placement relative to cornices and belt courses.

Maintain the distinction between the street level and the upper floor.

5.14 Maintain the distinction between the street level and the upper floor.

- The first floor of the primary façade should be predominantly transparent glass.
- Upper floors should be more opaque than the lower floor.
- Highly reflective or darkly tinted glass is inappropriate.
- Convey a distinction in floor heights between street levels and upper levels through detailing, materials, fenestration and a belt course.

Incorporate traditional building components into the design of a new storefront.

5.15 Incorporate traditional building components into the design of a new storefront.

- Use a bulkhead, display window and transom in a new storefront design.
- Storefront components and upper story windows should be similar in height and proportion to traditional historic buildings.
- When portions of a storefront are folding, all of the storefront components should still be visible.

Consider recessing the primary entry door from the front façade to establish a distinct threshold for pedestrians, typically four feet.

5.16 Incorporate recessed entries along the street, where appropriate.

- Consider recessing the primary entry door from the front façade to establish a distinct threshold for pedestrians, typically four feet.
- Where entries are recessed, the building line at the sidewalk edge should be maintained by the upper floor(s).
- Use a transom over a doorway to maintain the full vertical height of the storefront.
- Oversized (or undersized) interpretations are discouraged.

CHAPTER 6: SIGNS

Signs are important visual elements in historic Mansfield. Balancing the functional requirements for signs with the objectives for the overall character of the area is a key consideration. Orderly sign location and design can make fewer and smaller signs more effective.

These design guidelines promote the use of signs which are aesthetically pleasing, of appropriate scale, and integrated with surrounding buildings in order to meet the community's desire for quality development. This chapter provides design standards for the treatment of historic signs, and the design of new signs. All signs throughout the city are subject to the requirements of Chapter 155 of Mansfield's Code of Ordinances, which provides the legal framework for a comprehensive and balanced system of signage.

TREATMENT OF HISTORIC SIGNS

Historic signs contribute to the downtown character. They also have individual value, apart from the buildings to which they are attached. Historic signs of all types should be retained and restored whenever possible.

Historically, most signs were relatively small in scale. Many were suspended below the canopies, to be read by pedestrians. Others were mounted flush with the building face, often fitting within architectural frames or sign bands that were built into the façade

ALL HISTORIC SIGNS

While all historic signs should be retained whenever possible, it is especially important when they are a significant part of a building's history or design.

Retention is especially important when a sign is integral to the building's design or physical fabric.

6.1 Consider history, context, and design when determining whether to retain a historic sign.

- Retention is especially important when a sign is:
  - Associated with historic figures, events or places.
  - Significant as evidence of the history of the product, business or service advertised.
  - A significant part of the history of the building or the historic district.
  - Characteristic of a specific historic period.
  - Integral to the building's design or physical fabric.
  - Integrated into the design of a building such that removal could harm the integrity of a historic property's design or cause significant damage to its materials.

HISTORIC WALL SIGNS

Historic painted wall signs, or "ghost signs" should be left exposed whenever possible, and should not be restored to the point that they no longer provide evidence of a building's age and historic function.

Historic painted wall signs, or "ghost signs" should be left exposed whenever possible, and should not be restored to the point that they no longer provide evidence of a building's age and historic function.

6.2 Leave historic wall signs exposed whenever possible.

6.3 Do not over-restore historic wall signs.

- Do not restore historic wall signs to the point that all evidence of their age is lost.

- Do not significantly re-paint historic wall signs even if their appearance and form is recaptured.

- It is acceptable to restore a ghost sign to some degree and it still would be historic.
  - If they are so faded that the content is being lost, retouching with a diluted paint is recommended over 100% full coverage.

DESIGN OF NEW SIGNS FOR BUILDINGS

Whether it is attached to a historic building or associated with new development, a new sign should exhibit qualities of style, permanence and compatibility with the historic building and surrounding area.

SIGN CHARACTER AND LIGHTING

A sign should be in character with the materials, colors and details of the building. Illumination sources should be shielded to minimize glare and light pollution.

6.4 Design the sign to be subordinate to the building.

- Design a sign to be simple in character.
- Locate a sign to emphasize design elements of the façade itself.
- Mount a sign to fit within existing architectural features, such as the sign frame or sign band, using the shape of the sign to help reinforce the horizontal lines of the building.
- All sign types should be subordinate to the building and to the street.

Mount a sign to fit within existing architectural features, such as the sign frame or sign band, using the shape of the sign to help reinforce the horizontal lines of the building.

6.5 Use sign materials that are compatible with the architectural character and materials of the building.

- Use permanent, durable materials that reflect the historic context. Materials may include painted or carved wood, individual wood or cast metal letters or symbols, and painted, gilded or sandblasted glass.
- Painted metal or forged signs may also be appropriate if they are compatible with the architectural character of the building.
- Do not use highly reflective materials on a sign.

6.6 Assure that the sign location does not obscure the design features of the historic building.

- A sign should be designed to integrate with the architectural features of a building, not distract from them.

6.7 Use colors that contribute to legibility and design integrity.

- Limit the number of colors used on a sign. In general, no more than three colors should be used, although accent colors may also be appropriate.
- Design signs with a dark background and light colored lettering, or a light background with dark lettering, to achieve maximum visibility.
- Sign colors should complement the colors of the building.

Limit the number of colors used on a sign. In general, no more than three colors should be used, although accent colors may also be appropriate.

Use a simple typeface design and colors that contribute to legibility.

Direct lighting towards a sign from external, shielded lamps.

6.8 Use a simple typeface design.

- Avoid hard-to-read or overly intricate typefaces.
- Use a typeface that is similar to traditional typefaces in the area when possible.
- Do not use more than two or three distinct typefaces on a sign.

6.9 Consider using a compatible, shielded light source to illuminate a sign.

- Direct lighting towards a sign from an external, shielded lamp.
- Do not overpower the building or street edge with lighting.
- Use a warm light, similar to daylight.
- If halo lighting is used to accentuate a sign or building, locate the light source so that it is not visible.
- Back-lit signs are inappropriate.
- Exceptions may be made for historic buildings of later eras, such as a Mid-Century building.

SIGN INSTALLATION ON A HISTORIC BUILDING

When installing a new sign on a historic building, it is important to maintain its key architectural features and to minimize potential damage to the building façade.

6.10 Avoid damaging or obscuring architectural details or features when installing signs.

- Minimize the number of anchor points when feasible.
- Do not penetrate brick when attaching a sign to a masonry building.
- Install at mortar joints.

DESIGN OF SPECIFIC SIGN TYPES

A variety of sign types may be appropriate if the sign contributes to a sense of visual continuity and does not overwhelm the architecture of the building.

AWNING SIGN

An awning sign is any sign painted or applied to the face, valance, side or top panel of an awning, or any sign made by removing material from an awning.

6.11 Use an awning sign in areas with high pedestrian use.

6.12 Use an awning sign when other sign types would obscure architectural details.

WINDOW SIGN

A window sign is any sign, banner, poster, or display located on the internal or external surface of the window of any establishment for the purpose of advertising services, products, or sales available within such establishment.

6.13 Design a window sign to minimize the amount of window covered.

- Scale and position a window sign to preserve transparency at the sidewalk edge.

WALL SIGN

A wall sign is any sign attached parallel to a wall of a building including individual letters, cabinet signs, or signs painted on the surface of a wall.

6.14 Place a wall sign to promote design compatibility among buildings.

- Place a wall sign to align with other signs on nearby buildings.

6.15 Place a wall sign to be relatively flush with the building façade.

- Design a wall sign to minimize the depth of a sign panel or letters.
- Design a wall sign to sit within, rather than forward of, the fascia or other architectural details of a building.

6.16 Place wall signs to integrate with historic building details and elements.

- Do not obstruct the character-defining features of a building with signage.
- Locate a flush-mounted wall sign to fit within a panel formed by decorative moldings or transom panels where they exist.
- Install at mortar joints.

SIGN EXAMPLES

A variety of sign types may be appropriate if the sign contributes to a sense of visual continuity and does not overwhelm the architecture of the building.

Example of an awning sign.

Example of a window sign.

Example of a wall sign.

SIGN EXAMPLES

Example of a projecting sign.

PROJECTING AND HANGING SIGNS

A projecting sign is attached perpendicular to the wall of a building or structure.

6.17 Design a bracket for a projecting sign to complement the sign composition.

6.18 Locate a projecting sign to relate to the building façade and entries.

- Locate a small hanging or projecting sign near the business entrance, just above or to the side of the door.
- Mount a larger projecting sign higher on the building, centered on the façade or positioned at the corner.

DESIGNS OF SIGNS FOR MID-CENTURY BUILDINGS

Mid-Century signs were often the focal point of a building. Fins, flagpoles and elaborate shapes were used to call attention to the business advertised. Neon lights and groupings of small individual light bulbs were used to trace lettering, logos and images.

MID-CENTURY SIGN GUIDELINES

Mid-Century signs and lighting should form an integral element of the building design, rather than being merely an extraneous addition.

Letters individually lit with neon or small decorative light bulbs are historically appropriate for Mid-Century buildings.

6.19 Use indirect lighting such for signs on Mid-Century buildings.

- Indirect light sources on signs or letters individually lit with neon or small decorative light bulbs are historically appropriate for Mid-Century buildings.
- Internally illuminated, plastic-faced box signs are not recommended.

6.20 Re-use historic Mid-Century signs.

- Re-use existing Mid-Century signs for new business to create a memorable image.
  - The reuse of a historic sign provides a sense of longevity and permanence for the business, while reinforcing the character of the building.

6.21 Use symbols and illustrations to augment text.

- The use of symbols and illustrations, as well as text, is encouraged in signage.
- A picture or symbol can help express, without language, the types of products or services that are offered.
- Graphic art can add color and texture to the streetscape and make the pedestrian experience more interesting.

Graphic art can add color and texture to the streetscape and make the pedestrian experience more interesting.

APPENDIX: GLOSSARY OF TERMS

GLOSSARY

Alignment. The arrangement of objects along a straight line.

Awning. Roof like structures that serve as a shelter over a storefront, window, door, deck, loading dock or other building opening. Awnings are most often fabric.

Awning Sign. Any sign painted or applied to the face, valance, side or top panel of an awning, or any sign made by removing material from an awning.

Bracket. A supporting member for a projecting element or shelf, sometimes in the shape of an inverted L and sometimes as a solid piece or a triangular truss.

Canopy. Roof like structures that serve as a shelter over a storefront, window, door, deck, loading dock or other building opening. Canopies are most often wood or metal.

Certificate of Approval. A signed and dated document stating the approval of the Historic Landmark Commission and any special conditions for work proposed by an owner or applicant within a Historic Landmark Overlay District.

Column. A slender upright structure, generally consisting of a cylindrical shaft, a base and a capital, also known as a pillar. It is usually a supporting or ornamental member in a building.

Contributing Property. A property which has been determined to be historically significant because it was present during the period of significance for the district, possesses integrity or is capable of yielding important information about the period.

Corbel. An architectural block or bracket projecting from a wall, often in the eave of a roof overhang. Its function is to support (or appear to support) a ceiling, beam, shelf, or the roof overhang itself.

Cornice. The continuous projection at the top of a wall. The top course or molding of a wall when it serves as a crowning member.

Deconstruction. The process of dismantling a building such that the individual material components and architectural details remain intact.

Doorframe. The part of a door opening to which a door is hinged. A doorframe consists of two vertical members called jambs and a horizontal top member called a lintel.

Double-Hung Window. A window with two sashes (the framework in which window panes are set), each moveable by a means of cords and weights.

Façade. The front or principal face of a building, any side of a building that faces a street or other open space.

Fascia. A flat board with a vertical face that forms the trim along the edge of a flat roof, or along the horizontal, or "eaves," sides of a pitched roof. The rain gutter is often mounted on it.

Fenestration. The arrangement of windows and other exterior openings on a building.

Flush-mounted Sign. Any flat sign mounted or applied to a building façade.

Form. The overall shape of a structure (i.e., most structures are rectangular in form).

Guideline. For the purpose of this document, the term "guideline" is a criterion with which the Commission will require compliance when it is found applicable to the specific proposal. A guideline is subject to some interpretation when determining compliance.

Hanging Sign. Any sign suspended from an awning, canopy, bracket or brace.

Head. The top horizontal member over a door or window opening.

Historic Landmark Overlay District. A building or site of immeasurable value in preserving the cultural heritage, or an outstanding example of design or a site closely related to an important personage, act or event in history. Such designation marks the site for preservation and restoration to its historical character and is intended to discourage modification which detracts from its historical significance.

Historic District. An area of Mansfield that holds historic significance. Properties within a historic district may or may not be landmarks.

Historic Property. A historic property is one determined to be historically significant because it dates from the established period of significance and possesses sufficient integrity to convey its history, or is capable of yielding important information about that period.

Human Scale. A sense achieved when one can reasonably interpret the size of a building by comparing features of its design to comparable elements in one's experience.

Integrity. In order to convey significance, a property must retain integrity, with a sufficient percentage of the structure dating from its period of significance. A majority of the building's structural system and materials and its character-defining features should remain intact.

Interior Illuminated Sign. Any sign designed to be lit from the inside (including awning, canopy, hanging or flush-mounted signs).

May be Considered. The phrase "may be considered" indicates that the Commission has the discretion to determine if the action being discussed is appropriate. This decision is made on a case-by-case basis, using the information specifically related to the project and its context.

Mass. The physical size and bulk of a structure.

Masonry. Construction materials such as stone, brick, concrete block or tile.

Material. As related to the determination of "integrity" of a property, material refers to the physical elements that were combined or deposited in a particular pattern or configuration to form a historic property.

Module. The appearance of a single façade plane, despite being part of a larger building. One large building can incorporate several building modules.

Molding. A decorative band or strip of material with a constant profile or section designed to cast interesting shadows. It is generally used in cornices and as trim around window and door openings.

Muntin. A bar member supporting and separating panes of glass in a window or door.

Mural. A painting located on the side of the building.

Non-Historic Property. A "non-historic" property lacks historic significance either because it is not yet 50 years old or because it has been so substantially altered that it no longer retains its integrity.

Non-Contributing Property. A "non-contributing" building is a more recent property (less than 50 years old), or an older building that has been substantially altered that does not retain its historic integrity.

Orientation. Generally, orientation refers to the manner in which a building relates to the street. The entrance to the building plays a large role in the orientation of a building; whereas, it should face the street.

Panel. A sunken or raised portion of a door with a frame-like border.

Pediment. A triangular section framed by a horizontal molding on its base and two sloping moldings on each of its sides. Usually used as a crowning member for doors, windows and mantles.

Pilaster. An upright architectural member that is rectangular in plan and is structurally a pier but architecturally treated as a column and that usually projects a third of its width or less from the wall.

Post. A piece of wood, metal, etc., usually long and square or cylindrical, set upright to support a building, sign, gate, etc.; pillar; pole.

Preservation. The act or process of applying measures to sustain the existing form, integrity and material of a building.

Projecting Sign. Any sign attached to and placed perpendicular to or at an angle to a building façade.

Property. Area of land containing a single historic resource or a group of resources.

Reconstruction. The act or process of depicting, by means of new construction, the form, features and detailing of a non-surviving site, landscape, building, structure or object for the purpose of replicating its appearance at a specific time and in its historic location.

Rehabilitation. The process of returning a property to a state that makes a contemporary use possible while still preserving those portions or features of the property which are significant to its historical, architectural and cultural values.

Remodeling. The process of changing the historic design of a building.

Restoration. The act or process of accurately depicting the form, features and character of a property as it appeared in a particular time period.

Scale. The size of structure as it appears to the pedestrian.

Shape. The general outline of a building or its façade.

Shall. Where the term "shall" is used, compliance is specifically required if applicable to the proposed action.

Should. The term "should" indicates that compliance is expected, except in conditions in which the Heritage Preservation Commission and/or Heritage Preservation Officer finds that the guideline is not applicable, or that an alternative means of meeting the intent of the guideline is acceptable.

Side Light. A usually long fixed sash located beside a door or window; often found in pairs.

Sidewalk Furniture. Any item used to embellish the façade of a building or the streetscape (including statues, planter boxes, pots or vases, benches, trash receptacles, art or signs).

Siding. The narrow horizontal or vertical wood boards that form the outer face of the walls in a traditional wood frame house. Horizontal wood siding is also referred to as clapboards. The term "siding" is also more loosely used to describe any material that can be applied to the outside of a building as a finish.

Sill. The lowest horizontal member in a frame or opening for a window or door. Also, the lowest horizontal member in a framed wall or partition.

Stile. An upright structural piece in a panel or frame, as the edge of a door or window.

Streetscape. Generally, the streetscape refers to the character of the street, or how elements of the street form a cohesive environment.

Traditional. Based on or established by the history of the area.

Transom Light. A window band supplying natural light over a door or other feature.

Transom Window. A small window or series of panes above a door, or above a casement or double hung window.

Visual Continuity. A sense of unity or belonging together that elements of the built environment exhibit because of similarities among them.

Wall Sign. Any sign attached parallel to, but within 18 inches of a wall of a building including individual letters, cabinet signs, or signs painted on the surface of a wall.

Window Sign. Any sign, picture, symbol, or combination thereof, designed to communicate information about an activity, business, commodity, event, sale or service that is placed inside within one foot of the inside window pane or upon the windowpanes or glass and which is visible from the exterior of the window.

Detail from the 1933 Sanborn Insurance Map for Mansfield, Texas