CITY OF MANSFIELD

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

Meeting Agenda

Planning and Zoning Commission

Monday, May 6, 2024 | **6:00 PM** | **City Hall Council Chambers**

1. CALL TO ORDER

2. INVOCATION

3. PLEDGE OF ALLEGIANCE

4. TEXAS PLEDGE

5. RECESS INTO EXECUTIVE SESSION

Pursuant to Section 551.071, Texas Government Code, the Commission reserves the right to convene in Executive Session(s), from time to time as deemed necessary during this meeting for any posted agenda item, to receive advice from its attorney as permitted by law.

Consultation with City Attorney to Seek Advice About Pending or Contemplated Litigation, a Settlement Offer, or on a Matter in Which the Duty of the City Attorney to the City's Governmental Body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas Clearly Conflicts with Chapter 551 of the Texas Government Code Pursuant to 551.071

Seek Advice of City Attorney Regarding Land Use Matters

6. APPROVAL OF MINUTES

24-5993 Minutes - Approval of the April 15, 2024, Planning and Zoning Commission Meeting Minutes

Attachments: 4-15-24 DRAFT Minutes

7. 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.

8. PUBLIC HEARINGS

24-5991 Public Hearing on a Specific Use Permit for an Automotive Tire Service on 0.734 acres being Lot 1R, Block 3, Oakdale Addition, Tarrant Co., TX, located at 700 W Debbie Ln; Texas Tires, Owner; Nationwide Construction Applicant (SUP#24-001)

Attachments: Maps and Supporting Information
Exhibit A - Legal Description
Exhibit B - Site Plan
Exhibit C - Elevations

24-5992 Public Hearing on a Change of zoning from PR, Pre-Development District to PD, Planned Development District for mixed uses on approximately 134.8 acres of land situated in the J. Lawrence Survey, Abstract No. 616, the M. Gregg Survey, Abstract No. 385, J. Lawrence Survey, Abstract No. 616, and the H. Henderson Survey, Abstract No. 432; City of Mansfield, Ellis County, Texas, located approximately 1500 feet east of State Highway 360, south of Lone Star Road, and south of Britton Road (ZC#24-009)

Attachments: Maps and Supporting Information
Exhibit A - Legal Description
Exhibit B - Draft PD, Planned Development District Standards

9. SUMMARY OF CITY COUNCIL ACTIONS

10. COMMISSION ANNOUNCEMENTS

11. STAFF ANNOUNCEMENTS

12. WORK SESSION

Discussion for Review and Approval of Zoning Cases

13. ADJOURNMENT OF MEETING

14. NEXT MEETING DATE: Monday, June 3, 2024

I certify that the above agenda was posted on the bulletin board next to the main entrance of City Hall on Friday, May 3, 2024, prior to 5:00 p.m. in accordance with Chapter 551 of the Texas Government Code.

_____

Clarissa Carrasco, Administrative Assistant II

* 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.

CITY OF MANSFIELD

1200 E. Broad St.
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STAFF REPORT

File Number: 24-5993

Agenda Date: 5/6/2024 **Version:** 1 **Status:** Approval of Minutes

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

Agenda Number:

Title

Minutes - Approval of the April 15, 2024, Planning and Zoning Commission Meeting Minutes

CITY OF MANSFIELD

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

Meeting Minutes - Draft

Planning and Zoning Commission

Monday, April 15, 2024 | **6:00 PM** | **City Hall Council Chambers**

1. CALL TO ORDER

Chair Mainer called the meeting to order at 6:03 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 present:
Director of Planning and Development Services Jason Alexander
Assistant Director of Planning Arty Wheaton-Rodriguez
Administrative Assistant II Clarissa Carrasco

Commissioners:

Absent 3 - Jennifer Thompson;Brandon Shaw and David Goodwin

Present 4 - Blake Axen;Michael Mainer;Michael Bennett and Patrick Moses

2. INVOCATION

Commissioner Moses gave the invocation.

3. PLEDGE OF ALLEGIANCE

4. TEXAS PLEDGE

5. APPROVAL OF MINUTES

24-5970 Minutes - Approval of the March 18, 2024, Planning and Zoning Commission Meeting Minutes

Commissioner Bennett made a motion to approve the meeting minutes as presented. Vice Chair Axen seconded the motion which carried by the following vote:

Aye: 4 - Blake Axen; Michael Mainer; Michael Bennett and Patrick Moses

Nay: 0

Absent: 3 - Jennifer Thompson; Brandon Shaw and David Goodwin

Abstain: 0

6. CITIZENS COMMENTS

There were no citizen comments.

7. PUBLIC HEARINGS

24-5963 Public Hearing to Consider Proposed Amendments of Title XV of the Mansfield, Texas Code of Ordinances, entitled “Land Usage”, relating to Handicapped Parking Regulations of Section 155.091, Entititled “Off-Street Parking and Loading Standards”; by Amending the Regulations of Subsection (D)(9), Entitield “Identification” of Section 155.091; Providing for the Repeal of all Ordinances in Conflict; Providing for a Severability Clause; Providing a Penalty of Fine Not to Exceed the Sum of Two Thousand Dollars ($2,000.00) for Each Offense; and Providing for an Effective Date (OA#24-004)

Mr. Wheaton-Rodriguez gave a presentation on the ordinance amendment and was available to answer any questions.

Chair Mainer opened the public hearing at 6:10 p.m. and called for anyone wishing to speak to come forward.

Seeing no one come forward to speak, Chair Mainer closed the public hearing at 6:10 p.m.

Vice Chair Axen made a motion to approve the ordinance amendment as presented. Commissioner Moses seconded the motion which carried by the following vote:

Aye: 4 - Blake Axen; Michael Mainer; Michael Bennett and Patrick Moses

Nay: 0

Absent: 3 - Jennifer Thompson; Brandon Shaw and David Goodwin

Abstain: 0

24-5908 Public Hearing on a Change of Zoning from A, Agricultural District to PD, Planned Development District for Single-Family Residential Uses on Approximately 3.13 Acres Located at 880 Turner Way; SPAPS, LLC, Owner, and HCE, Inc., Engineer (ZC#23-007)

Mr. Alexander gave a presentation on the case and was available to answer any questions. Mark Novell, resident, also spoke in front of the Planning and Zoning Commission.

Chair Mainer opened the public hearing at 6:36 p.m. and called for anyone wishing to speak to come forward.

Seeing no one come forward to speak, Chair Mainer closed the public hearing at 6:36 p.m.

Commissioner Moses made a motion to approve the case as presented. Commissioner Bennett seconded the motion which carried by the following vote:

Aye: 4 - Blake Axen; Michael Mainer; Michael Bennett and Patrick Moses

Nay: 0

Absent: 3 - Jennifer Thompson; Brandon Shaw and David Goodwin

Abstain: 0

8. SUMMARY OF CITY COUNCIL ACTIONS

Mr. Wheaton-Rodriguez summarized the actions taken during the previous City Council meetings.

9. COMMISSION ANNOUNCEMENTS

Chair Mainer mentioned early voting opportunities throughout the city.

10. STAFF ANNOUNCEMENTS

Mr. Wheaton-Rodriguez mentioned potential adjustments to the Planning and Zoning Commission meeting schedule.

11. WORK SESSION

Discussion for Review and Approval of Zoning Cases

This work session has been postponed due to the absence of three commissioners.

12. ADJOURNMENT OF MEETING

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

Aye: 4 - Blake Axen; Michael Mainer; Michael Bennett and Patrick Moses

Nay: 0

Absent: 3 - Jennifer Thompson; Brandon Shaw and David Goodwin

Abstain: 0

With no further business, Chair Mainer adjourned the meeting at 6:40 p.m.

_____
Michael Mainer, Chair

_____
Clarissa Carrasco, Administrative Assistant II

CITY OF MANSFIELD

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

STAFF REPORT

File Number: 24-5991

Agenda Date: 5/6/2024 **Version:** 1 **Status:** Public Hearing

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

Agenda Number:

Title

Public Hearing on a Specific Use Permit for an Automotive Tire Service on 0.734 acres being Lot 1R, Block 3, Oakdale Addition, Tarrant Co., TX, located at 700 W Debbie Ln; Texas Tires, Owner; Nationwide Construction Applicant (SUP#24-001)

Requested Action

To consider the Specific Use Permit request

Recommendation

The Department of Planning and Development Services recommends approval of the Specific Use Permit, with the considerations that: (i) outdoor display of tires and related merchandise only be permitted provided that such display of tires and related merchandise are only permitted outdoors during the hours of operation; and (ii) that such tires and merchandise do not impede vehicular access or disrupt pedestrian circulation within and around the site.

Description/History

Existing Use: Vacant Retail
Existing Zoning: C-2, Community Business District
Mansfield 2040 Plan: Retail and Office

Surrounding Land Use & Zoning:
North - Russell Lane Separating Existing Residential, SF-12/22, Single-family Residential District
South - West Debbie Lane, Existing Commercial, PD, Planned Development District
East - Existing Commercial Strip Center, C-2, Community Business District
West - Russell Lane Separating Existing Residential, SF-12/22, Single-family Residential District

Synopsis

The Specific Use Permit (SUP) request is for a certain use --- Automotive Tire Service --- that, pursuant to the provisions in Section 155.080, Specific Use Permit, of the Mansfield Zoning Ordinance, may “require special consideration in certain settings or are of a public or semi-public character often essential or desirable for the general convenience and welfare of the community, which without specific consideration may have possible adverse impact on neighboring properties.” Pursuant to the provisions in Section 155.080, the SUP for an Automotive Tire Service establishment is compatible with the surrounding land uses and existing development patterns in the area.

Department of Planning and Development Services Analysis

The applicant is proposing to operate an Automotive Tire Service --- Texas Tires --- in the existing commercial building located at 700 West Debbie Lane. The business offers tire sales and installation and related activities.

Site Plan

The applicant's site plan (Exhibit B) shows the layout of the proposed additions as well as adjustments to the existing parking areas to accommodate appropriate circulation around proposed additions. The proposed new location of the Automotive Tire Service establishment --- Texas Tire --- will assist with renovating a previously unoccupied building along West Debbie Lane; and, considering the development patterns within the area, the presence of the automobile-oriented establishment should not have an adverse impact.

Building Elevations

The applicant has provided elevations (Exhibit C) that show the intended location of roll up doors and signage.

Summary

The subject property is zoned C-2, Community Business District, which allows for Auto Parts and Accessory Sales and Auto Repair uses to operate on property with an SUP. The services that Texas Tire offers would be similar to a combination of these uses --- and would be consistent with its existing business operations at other locations within the community and the surrounding areas.

The Mansfield Zoning Ordinance specifies that an SUP shall only be issued if all the conditions for approval found in Section 155.080(F)(1)-(7) have been met; and the proposed operations of Automotive Tire Service meets those prescribed conditions.

The site plan has been reviewed by the Plat Review Committee (PRC), which includes representatives from the Department of Planning and Development Services, the Department of Fire, the Department of Engineering Services, the Department of Environmental Services, and the Department of Public Works. The PRC coordinated with the applicant on the proposed use and the improvements to the building and the lot. All comments and concerns were adequately addressed and there are no remaining comments are present.

However, considering the nature of the business --- its operations aside --- it may be plausible to allow for the outdoor display of tires and related merchandise provided that such outdoor display are: (i) only allowed during the hours of operation and (ii) do not impede vehicular access or pedestrian circulation within and around the site.

Prepared By

Arty Wheaton-Rodriguez, Assistant Director of Planning
817-276-4245

Attachments:

Maps and Supporting Information
Exhibit A - Legal Description
Exhibit B - Site Plan
Exhibit C - Elevations

MANSFIELD TEXAS

SUP 24-001

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

3/20/2024

Property Owner Notification for SUP 24-001

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
OAKDALE ADDITION-MANSFIELD	BLK 1	DARDEN, STACY	1006 NIAGARA FALLS DR	MANSFIELD, TX	76063
OAKDALE ADDITION-MANSFIELD	BLK 1	DAILEY, PHYLLIS A	PO BOX 1362	MANSFIELD, TX	76063-1362
OAKDALE ADDITION-MANSFIELD	BLK 1	FILOTEO, MINA	1511 CAPLIN DR	ARLINGTON, TX	76018-1238
OAKDALE ADDITION-MANSFIELD	BLK 1	CHAPMAN ENTERPRISES INC	2544 COUNTY RD 807	CLEBURNE, TX	76031
OAKDALE ADDITION-MANSFIELD	BLK 1	DAILEY, PHYLLIS A	PO BOX 1362	MANSFIELD, TX	76063-1362
OAKDALE ADDITION-MANSFIELD	BLK 2	PTN PARTNERS LLC	5263 WILL POINT DR	GRAND PRAIRIE, TX	75052
OAKDALE ADDITION-MANSFIELD	BLK 3	ALWAHBAN REAL ESTATE LLC	10680 OLD BURLESON RD	FORT WORTH, TX	76140
OAKDALE ADDITION-MANSFIELD	BLK 3	RANDAL INV GROUP LLC	2627 HOPKINS DR	GRAND PRAIRIE, TX	75052
OAKDALE ADDITION-MANSFIELD	BLK 3	QUIKTRIP CORPORATION	PO BOX 3475	TULSA, OK	74101
OAKDALE ADDITION-MANSFIELD	BLK 5	O'REILLY AUTO ENTERPRISES LLC	PO BOX 9167	SPRINGFIELD, MO	65801
OAKDALE ADDITION-MANSFIELD	BLK 5	ULTIMATE M&A LLC	2306 PARK PLACE AVE APT 11A	FORT WORTH, TX	76110
OAKDALE ADDITION-MANSFIELD	BLK 5	STORE MASTER FUNDING VII LLC	8377 E HARTFORD DR SUITE 100	SCOTTSDALE, AZ	85255

NOTE:

UTILITY INFORMATION SHOWN HEREON IS BASED ON AVAILABLE INFORMATION AND/OR MARKINGS PROVIDED BY UTILITY COMPANIES IN RESPONSE TO DESIGNER'S DIG-TESS REQUEST ALONG WITH VISIBLE, ABOVE GROUND APPURTENANCES OBSERVED BY SURVEYOR AT THE TIME OF SURVEY. SURVEYOR IS NOT RESPONSIBLE FOR THE COMPLETNESS OR ACCURACY OF SAID MARKINGS. INTERESTED PARTIES SHOULD CONTACT UTILITY COMPANIES TO CONFIRM LINE LOCATION PRIOR TO DESIGNING OR CONSTRUCTING IMPROVEMENTS ON THIS SITE.

* L E G E N D *

IRF	IRON ROD FOUND
IRS	IRON ROD SET W/ORANGE PLASTIC CAP STAMPED "R. W. COOMBS RPLS 5294"
C.M.	CONTROLLING MONUMENT
TC	TOP OF CURB
GUT	GUTTER
T/P	TOP OF PAVEMENT
EC	EDGE OF CONCRETE
EA	EDGE OF ASPHALT
NG	NATURAL GROUND
FL	FLOWLINE
FF	FINISH FLOOR

BASIS OF BEARINGS: NORTH RIGHT-OF-WAY LINE OF WEST DEBBIE LANE AS SHOWN ON PLAT RECORDED IN CAB. A, SL. 5045, P.R.T.C.T. BEARINGS ARE GRID BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL TEXAS ZONE (NAD 83) AS DERIVED FROM CITY OF MANSFIELD MONUMENTS.

Coombs Land Surveying, Inc.
P. O. Box 6160 Fort Worth, Texas 76115
(817) 920-7600
T.B.P.L.S. FIRM No. 10111800

CLS JOB No. 24-0014
GF No. NONE

* N O T E *
ALL SUBJECT PROPERTY BOUNDARY LINE BEARINGS AND DISTANCES ARE PLAT & ACTUAL UNLESS OTHERWISE NOTED HEREON.

* N O T E *
NO PORTION OF THIS PROPERTY LIES WITHIN A 100-YEAR FLOOD BOUNDARY LINE ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP FOR TARRANT COUNTY, TEXAS, COMMUNITY PANEL No. 48439C0460 K, MAP EFFECTIVE SEPTEMBER 25, 2009

STATE OF TEXAS
REGISTERED
RONALD W. COOMBS
5294
PROFESSIONAL
LAND SURVEYOR

SURVEYED ON THE GROUND
FEBRUARY 12, 2024

RONALD W. COOMBS, R.P.L.S.
STATE OF TEXAS No. 5294

RUSSELL LANE
ASPHALT PAVEMENT
CALLED 60' R.O.W.

N 52°10'00"E 300.30' (plat)
N 52°10'00"E 299.96' (meas)

S 20°22'56"E 129.27' (plat)
S 20°27'36"E 129.12' (meas)

S 00°58'57"E 76.77' (plat)
S 01°03'37"E 76.77' (meas)

S 89°01'03"W 277.08' (plat)
S 89°01'03"W 277.05' (meas)

N 19°17'40"W 19.59'

ONE-STORY
CONC. BLOCK BUILDING

LOT 1R, BLOCK 1
OAKDALE ADDITION
CAB. A, SL. 5045
P.R.T.C.T.

LOT 2R1, BLOCK 1
OAKDALE ADDITION
CAB. A, SL. 7344
P.R.T.C.T.

25' BUILDING LINE
CAB. A, SL. 5045
P.R.T.C.T.

10' BUILDING LINE
CAB. A, SL. 5045
P.R.T.C.T.

15' DRAINAGE ESMT.
CAB. A, SL. 5045
P.R.T.C.T.

700 WEST DEBBIE LANE
CONCRETE PAVEMENT w/CURB
CALLED 120' R.O.W.

TOP/HDWL = 665.05
FL 2'H X 4'W BOX = 660.64

TOP/HDWL = 663.59
FL 18"RCP = 661.62

TOP/HDWL = 663.90
FL 18"RCP = 663.91

TOP/HDWL = 658.80
FL 36"RCP = 654.29

FL 15"RCP = 662.82

INLET
TOP = 661.70
FL = 653.65

INLET
TOP = 659.20
FL = 652.79

SSMH
RIM = 658.21
FL = 647.46

* SITE BENCHMARK *
BOX CUT ON TOP OF INLET @ BACK OF CURB
ELEV. = 659.19

* CITY BENCHMARK *
CITY OF MANSFIELD GPS MONUMENT No. BC6 BEING AN "X" CUT IN THE NORTH END OF A CONCRETE MEDIAN ISLAND AT THE INTERSECTION OF NORTH MAIN STREET (BUSINESS 287) AND F. M. HWY. 157, 3' EAST OF THE NORTH END OF A CONCRETE WALL JUST NORTHEAST OF NORTH STREET COURT.
ELEV. = 646.46

STORM DRAIN LINE NOT SHOWN

CHAIN-LINK FENCE

SCATTERED TREES IN THIS AREA

BORE B1
EL = 664.24

20 0 20 40 60
GRAPHIC SCALE - FEET
SCALE: 1" = 20'

Survey plat of
LOT 1R, BLOCK 3
OAKDALE ADDITION
an addition to the City of Mansfield, Tarrant County, Texas according to the Plat recorded in Cabinet A, Slide 5045 Plat Records, Tarrant County, Texas.

This rendering is an artistic representation of the proposed building. Variations in scope of work, color, building materials, grading, etc.. may impact actual constructed appearance. All signage, shown or not, to be purchased and installed by owner and is not in contract.

NATIONWIDE CONSTRUCTION
MEEHAN CONTRACTORS, LTD.
DESIGN · BUILD · COMPANY
Phone: 817-473-0484 www.nationwideconstruction.com

TEXAS TIRES
Mansfield, TX
December 2023

This rendering is an artistic representation of the proposed building. Variations in scope of work, color, building materials, grading, etc.. may impact actual constructed appearance. All signage, shown or not, to be purchased and installed by owner and is not in contract.

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TEXAS TIRES
Mansfield, TX
December 2023

CITY OF MANSFIELD

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

STAFF REPORT

File Number: 24-5992

Agenda Date: 5/6/2024 **Version:** 1 **Status:** Public Hearing

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

Agenda Number:

Title

Public Hearing on a Change of zoning from PR, Pre-Development District to PD, Planned Development District for mixed uses on approximately 134.8 acres of land situated in the J. Lawrence Survey, Abstract No. 616, the M. Gregg Survey, Abstract No. 385, J. Lawrence Survey, Abstract No. 616, and the H. Henderson Survey, Abstract No. 432; City of Mansfield, Ellis County, Texas, located approximately 1500 feet east of State Highway 360, south of Lone Star Road, and south of Britton Road (ZC#24-009)

Requested Action:

To consider the subject zoning change request.

Description/History

Existing Use: Vacant and One (1) Existing Gas Well with Specific Use Permit.
Existing Zoning: PR, Pre-Development District
Mansfield 2040 Land Use Designation: Mixed-use Regional and Entertainment District Special Area Plan

Surrounding Land Use & Zoning:

North: Existing Large Lot Single-Family Home and Vacant, S, South Mansfield Form-Based Development Districts.
South: Vacant, PR, Pre-Development District and City Limits
East: Existing Single-Family Homes, SF - 7.5, Single-family Residential District
West: Vacant, PR, Pre-Development District

..Mansfield 2040 Plan Land Use Designation

The subject is property is designated as Mixed-use Regional, and it is located within the Special Area identified as the Entertainment District. As proposed, the development standards within the PD, Planned Development District intend to deliver a primarily residential urban fabric with a variety of housing types with limited mixed-use intentionally located along the future southern extension of Heritage Parkway.

Goals and Strategies

- MU.1 - Support Vibrant Intensity: Integrate higher-intensity residential uses within mixed-use settings at intentional locations within the City.
- MU.2 - Promote Quality Mixed-use Development: Encourage efficiently shared amenities between a variety of uses and users, including parking improvements, infrastructure, and open spaces.

- MU.2 - Promote Quality Mixed-use Development: Establish a balanced and complementary mixture of uses within buildings and developments.
- RE.2 - Expand Local Employment Opportunities: Integrate small-scale offices and businesses within proximity to residential developments.
- RE.3 - Increase Neighborhood-Centered Retail: Remove barriers to infill neighborhood-serving retail and commercial establishments within residential areas.

Goals and Strategies (Specific to Entertainment District)

- ED.2: Promote mixed-use nodes of development of varying intensities within the district that include a variety of appropriately scaled retail, dining, residential, and office uses.

.. Analysis

The Site

Consisting of approximately 134.8 acres of land generally located to the east of State Highway 360, to the south of Lone Star Road, to the south of Britton Road, and to the east of the future extension of Heritage Parkway, this site is intended to be developed as a primarily residential urban fabric (i.e., the T-4 Transect Zone) with limited opportunities for mixed-use (i.e., the Enhanced Urban Edge or the T-4.5 Transect Zone).

The proposed PD, Planned Development District is generally based on the principles of form-based zoning (i.e., focusing development rules and regulations primarily on the form of buildings rather than the use of buildings and their lots).

Development Standards

As proposed, the development standards contained within this PD, Planned Development District are intended to deliver development patterns that are primarily residential in character with a defined edge of commercial and / or mixed-use activity along the future extension of Heritage Parkway. The intent is to enable and to encourage “harmonious and coordinated development” and “walkable pedestrian environments that complement the existing housing stock by offering a variety of building types to serve mixed generations”.

The lot dimensions are generally regulated by EXHIBIT “A”, Building Standards; however, even with various lot dimensions, there are no minimum standards or maximum standards for development intensity or density.

Additionally, building height is also regulated by EXHIBIT “A”, Building Standards, with the maximum height of buildings within the proposed PD, Planned Development District being four (4) stories.

Form-Based Development Standards

The proposed PD, Planned Development District Standards require that all principal buildings provide one (1) of the following building frontages within the front setback:

- Yard;

- Stoop;
- Porch;
- Forecourt;
- Dooryard;
- Shopfront; and
- Terrace

There are urban design standards proposed for each of the building frontages (e.g., depth, width, et cetera).

Building functions
Building functions (i.e., uses) focus almost exclusively on a variety of residential uses. Those residential uses include single-family residential (detached), row houses, multi-family residential buildings, and bungalow courts. Commercial uses are generally low-intensity and include office, restaurant, retail, and other civic uses of neighborhood or local significance.

Attachments:
Maps and Supporting Information
Exhibit A - Legal Description
Exhibit B - Draft PD, Planned Development District Standards and Diagrams

MANSFIELD TEXAS

ZC#24-009

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4/24/2024

Property Owner Notification for ZC#24-009

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
2;PT3 1 O T BRITTON		BRITTON METHODIST CHURCH & BRI	4200 BRITTON RD	MANSFIELD, TX	76063
385 M GREGG 15.81 ACRES		CITY OF MANSFIELD	1200 E BROAD ST	MANSFIELD, TX	76063--180
385 M GREGG 19.1659 ACRES		CITY OF MANSFIELD	1200 E BROAD ST	MANSFIELD, TX	76063--180
4;PT3& 5;6 1 O T BRITTON 2.388 ACRES		MARTIN MARIA E	932 COOK ST	MIDLOTHIAN, TX	76065
432 LOTS 1-3 & PT4 & 10 & 11 & PT 12 BLK 10 432 H HENDERSON		CENTRAL THESIS LLC	12404 PARK CENTRAL DR STE 250S	DALLAS, TX	75251--181
432 H HENDERSON 0.5 ACRES		BALLARD JOE ETAL	1200 N HOUSTON ST	COMANCHE, TX	76442--178
432 H HENDERSON 1.5 ACRES		BRITTON CEMETERY	4510 BRITTON RD	MANSFIELD, TX	76065--400
432 H HENDERSON 65.603 ACRES		ABRAMS MYRNA P	2315 MEADOW DR SOUTH	WILMETTE, IL	60091--220
432 H HENDERSON & 616 J LAWRENCE 69.500 ACRES		MC VEAN MELINDA LOU & FRED BAL	1200 N HOUSTON ST	COMANCHE, TX	76442--178
616 385 J LAWRENCE M GREGG 19.575 ACRES		THREE SIXTY REALTY INC	3311 POLO DR	DELRAY BEACH, FL	33483--733
616 385 J LAWRENCE M GREGG 36.26 ACRES		PHILLIPS FAMILY LIVING TRUST	3320 CHADWELL	DALLAS, TX	75234
616 J LAWRENCE 0.667 ACRES		PHILLIPS JUDITH A	3320 CHADWELL DR	FARMERS BRANCH, TX	75234--512
616 J LAWRENCE 101.284 ACRES		SUNBELT LAND INVESTMENT 360 LT	3015 NEW YORK AVENUE SUITE 201	GRAND PRAIRIE, TX	75052
616 J LAWRENCE; 432 H HENDERSON 5.217 ACRES		GREENWAY TRAILS OWNERS ASSOCIA	5757 ALPHA RD STE 680	DALLAS, TX	75240--478
616 J LAWRENCE, 5.0680 ACRES		TARRANT CO WATER	800 E NORTHSIDE DR	FORT WORTH, TX	76102--101
8 1 O T BRITTON 0.517 ACRES		CLARK RONALD CHARLES	920 NOAH ST	MANSFIELD, TX	76065--902

Property Owner Notification for ZC#24-009

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
E 225 OF 1 1 O T BRITTON 1.031 ACRES		MASSEY DANIEL J	4150 BRITTON RD	MANSFIELD, TX	76063--871
GREGG, MELTON SURVEY	A 560	CITY OF MANSFIELD	1200 E BROAD ST	MANSFIELD, TX	76063-1805
LOT 1 BLK 1 CREED CONCEPTS ADDN .408 AC		CREED CONCEPTS LLC SERIES C	1105 HUNTINGTON TRL	MANSFIELD, TX	76063
LOT 10 BLK 1 O T BRITTON-REV 0.516 AC		MIZER BILLY & KIMBERLY KELLY	936 NOAH ST	MIDLOTHIAN, TX	76065
LOT 1R BLK 1 MARANATHA RANCH 5.392 AC		MASSEY DAN J	4000 BRITTON RD	MANSFIELD, TX	76063
LOT 6R1, 6R2 & 6R3 BLK 2 O T BRITTON-REV 0.594 AC		HARTMAN BEN	509 ALVARADO ST	MANSFIELD, TX	76063--193
LOT 7 BLK 2 O T BRITTON-REV 1.085 AC		MASON SANDRA L	936 COPE ST	MIDLOTHIAN, TX	76065
LOT 9 BLK 1 O T BRITTON-REV 0.691 AC		CUEVAS KENEDI H	928 NOAH ST	MIDLOTHIAN, TX	76065
LOT PT 4 BLK 6 O T BRITTON-REV 0.881 AC		MASSEY DAN J	4150 BRITTON RD	MANSFIELD, TX	76063--871
LOT PT 5 BLK 1 O T BRITTON-REV 0.37 AC		STORY HAROLD R & SUE	4224 BRITTON RD	MANSFIELD, TX	76063--872
LOT PT 6 O T BRITTON-REV 0.17 AC		MUWAQUET MARWAN F	9606 FAIRWAY VISTA DR	ROWLETT, TX	75089
LOT PT 7 BLK 1 O T BRITTON-REV .496 AC		TRIPLE K ASSETS LLC	2909 TURNER WARNELL RD	ARLINGTON, TX	76001
NEILL, SAMUEL C SURVEY	A 1159	CITY OF MANSFIELD	1200 E BROAD ST	MANSFIELD, TX	76063-1805
NEILL, SAMUEL C SURVEY	A 1159	BUTLER HERITAGE LLC	PO BOX 297	LANCASTER, TX	75146
W 150 OF 1 1 O T BRITTON 0.689 ACRES		MASSEY FRANK A	3953 BETTY LN	CLEBURNE, TX	76031--000
WPT 5 1 O T BRITTON 0.5 ACRES		MASSEY DANIEL JAY	4150 BRITTON RD	MANSFIELD, TX	76063--871

METES AND BOUNDS DESCRIPTION – TRACT 1

BEING a tract of land situated in the Milton Gregg Survey, Abstract No. 385, Joseph Lawrence Survey, Abstract No. 616 and the Hugh Henderson Survey, Abstract No. 432 in Ellis County, Texas, being part of a tract conveyed to Phillips Family Living Trust, by deed recorded in Volume 2556, Page 2207 of the Deed Records of Ellis County, Texas, and Melinda Lou McVean by deed recorded in Volume 2392, Page 483 of the Deed Records of Ellis County, Texas, and Myrna Abrams by deed recorded in Volume 2575, Page 2189 of the Deed Records of Ellis County, Texas, and Fred B. Ballard by deed recorded in Volume 1806, Page 2460 of the Deed Records of Ellis County, Texas, with the subject tract being more particularly described as follows:

BEGINNING at the northwest corner of said Ballard tract and lying in the centerline of Britton Road;

THENCE, N 89°14'31" E, 1492.78 feet along said Britton Road to the northwest corner of Lot 1-R, Block 1 of Maranatha Ranch Addition, an addition to Ellis County, Texas, according to the plat thereof recorded in Cabinet D, Page 256 of the Plat Records of Ellis County, Texas;

THENCE along the boundary of said Lot 1-R, Block 1, the following courses and distances:

S 01°17'07" E, 213.06 feet; S 19°48'31" W, 181.44 feet;

N 65°11'29" W, 192.67 feet; S 64°29'31" W, 578.74 feet;

S 30°20'08" E, 320.06 feet to the northwest corner of said Myrna Abrams tract;

N 64°29'31" E, 694.54 feet;

N 16°55'29" W, 125.71 feet;

N 19°48'31" E, 195.03 feet;

N 70°17'29" W, 15.00 feet;

N 01°11'29" W, 106.45 feet;

N 43°48'31" E, 77.78 feet;

N 00°03'49" W, 43.92 feet to the northwest corner of said Abrams tract;

THENCE, N 89°56'11" E, 225.23 feet along said centerline of Britton Road to the northwest corner of The Original Town of Britton Addition, an addition to Ellis County, Texas, according to the plat thereof recorded in Volume 158, Page 45 of the Plat Records of Ellis County, Texas;

THENCE along the southwest line of Original Town of Britton, the following courses and distances:

S 07°00'12" E, 24.57 feet;

S 00°03'49" E, 200.00 feet;

N 89°41'11" E, 300.28 feet;

S 35°18'49" E, 991.11 feet to a northern corner of Corp. of Engineers tract;

THENCE, S 17°41'11" W, 423.06 feet to a northern line of Britton Cemetery;

THENCE, S 76°48'57" W, 197.52 feet to a 114 foot x 381 foot save and except tract out of Britton Cemetery;

THENCE, S 11°48'49" E, 381.00 feet along said save and except tract;

THENCE, N 78°11'11" E, 202.02 feet along said save and except tract at a corner of said Corp. of Engineers tract;

THENCE, S 06°34'48" E, 872.63 feet along said western line of said Corp. of Engineers tract to the northeast corner of a tract of land conveyed to Greenway Trails Owners Association, by deed recorded in Instrument No. 2122809 of the Deed Records of Ellis County, Texas;

THENCE, S 89°51'37" W, 780.69 feet to the southwest corner of said Myrna Abrams tract;

THENCE, S 89°14'31" W, 322.22 feet to the northwest corner of said Greenway Trails Owners Association tract and the northeast corner of a tract of land conveyed to Sunbelt Land Investments / 360 Ltd., by deed recorded in Volume 2746, Page 1136 of the Deed Records of Ellis County, Texas;

THENCE, S 61°44'31" W, 741.67 feet to the southwest corner of said Melinda Lou McVean tract;

THENCE, S 62°29'06" W, 399.37 feet to the most southern corner of said Phillips Family Living Trust tract;

THENCE, N 52°26'13" W, 191.08 feet to the east line of an easement granted to Texas Electric Services Co. by deed recorded in Volume 557, Page 59 of the Deed Records of Elis County, Texas;

THENCE, N 03°56'55" W, 2367.96 feet along the east line of said Texas Electric Service Co. easement to the southeast property line of a tract of land conveyed to City of Mansfield, by deed recorded in Instrument No. 2245479 of the Deed Records of Ellis County, Texas;

THENCE, N 60°22'31" E, 88.92 feet;

THENCE, N 30°15'29" W, 800.00 feet to the POINT OF BEGINNING with the subject tract containing 5,871,907 square feet or 134.8 acres of land.

"This document was prepared under 22 TAC §663.21, 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."

April 16, 2024

Notes	Development Team		Location Map
TBG Scale 1"= 400' 0 400'	Developer: Arcadia Realty Corp. P.O. Box 670069 Dallas, TX 75367 Contact: Bill Gietema Email: bill@arcadiarealty.net	Planner / Landscape Architect: TBG Partners Inc. 2001 Bryan Street, #1450 Dallas, TX 75201 Contact: Yixiao Liu Email: yixiao.liu@tbgpartners.com	
	Attorney: Jackson Walker LLP 2323 Ross Avenue, Suite 600 Dallas, TX 75201 Contact: Bill Dahlstrom Email: wdahlstrom@jw.com	Engineer / Surveyor: Spiars Engineering & Surveying 3537 Lone Star Circle, Unit 434 Fort Worth, TX 76177 Contact: Danny McCamish, PE. Email: danny.mccamish@spiarsengineering.com	

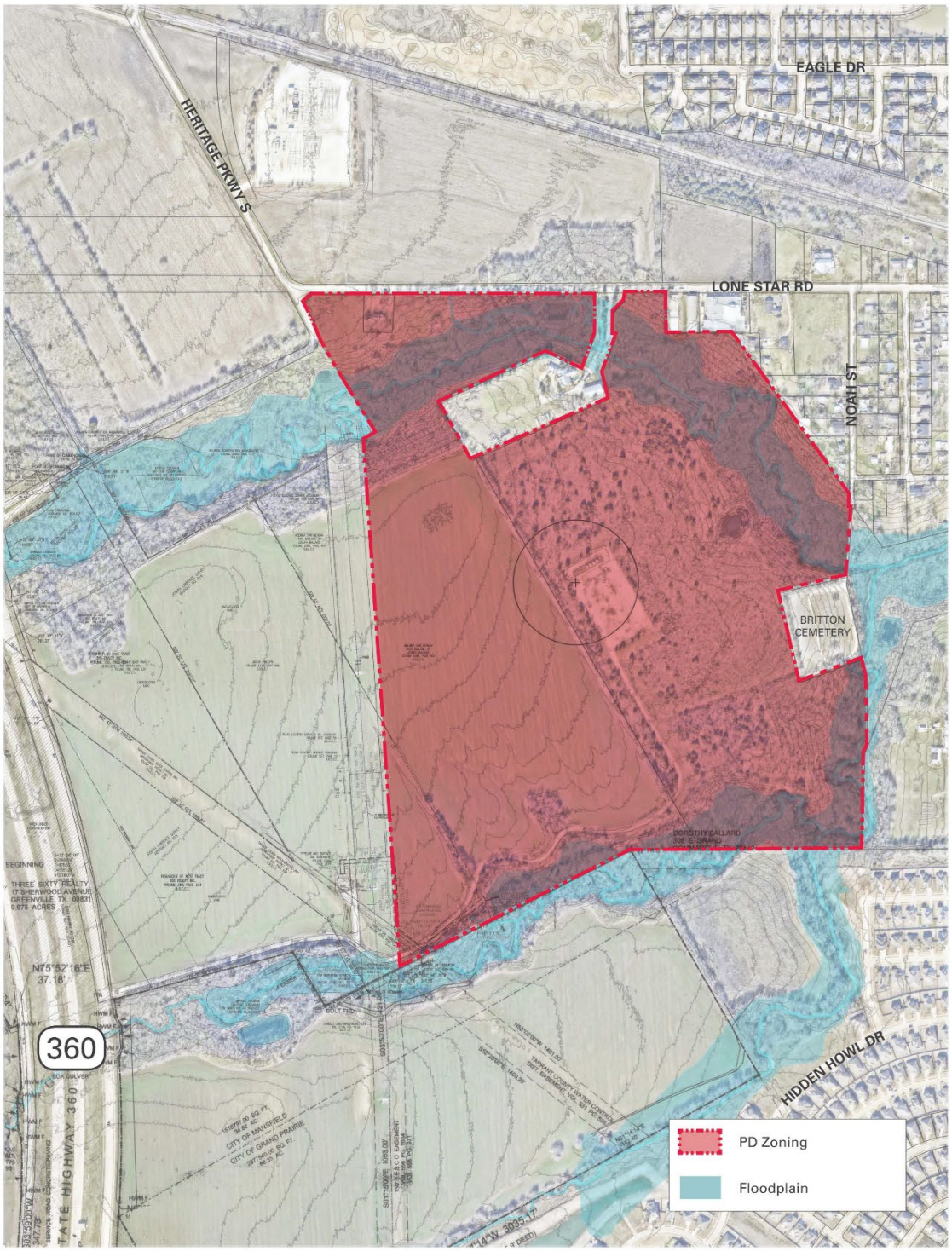
ARCADIA

Lonestar Mansfield

EXHIBIT E LOCATION MAP

Milton Gregg Survey, Abstract No. 385
Joseph Lawrence Survey, Abstract No. 616
Hugh Henderson Survey, Abstract No. 432
City of Mansfield, Ellis County, Texas
April 16, 2024
134.8 Acres
ZC# -

SUBMITTAL #1



Notes	Development Team		Location Map
TBG Scale 1" = 200' 0' 200'	Developer: Arcadia Realty Corp. P.O. Box 670069 Dallas, TX 75367 Contact: Bill Gietema Email: bill@arcadiarealty.net	Planner / Landscape Architect: TBG Partners Inc. 2001 Bryan Street, #1450 Dallas, TX 75201 Contact: Yixiao Liu Email: yixiao.liu@tbgpartners.com	
	Attorney: Jackson Walker LLP 2323 Ross Avenue, Suite 600 Dallas, TX 75201 Contact: Bill Dahlstrom Email: wdahlstrom@jw.com	Engineer / Surveyor: Spiars Engineering & Surveying 3537 Lone Star Circle, Unit 434 Fort Worth, TX 76177 Contact: Danny McCamish, P.E. Email: danny.mccamish@spiarsengineering.com	

ARCADIA

Lonestar Mansfield

EXHIBIT F ZONING EXHIBIT

Milton Gregg Survey, Abstract No. 385
Joseph Lawrence Survey, Abstract No. 616
Hugh Henderson Survey, Abstract No. 432
City of Mansfield, Ellis County, Texas
April 16, 2024
134.8 Acres
ZC#_____ SUBMITTAL #1

Lonestar Mansfield Planned Development District

ARTICLE 1. ADMINISTRATION

1.1. Title

This Planned Development District, PD #_ is known as the "Lonestar Mansfield Planned Development District" and may be cited as the "PD".

1.2. Purpose and Intent

This PD is meant to encourage and enable:

- harmonious and coordinated development;
- development that considers natural features, community facilities, pedestrian / vehicular circulation in conformance with the Thoroughfare plan, and land use relationship with surrounding properties; and
- walkable pedestrian environments that complement the existing housing stock by offering a variety of building types to serve mixed generations.

1.2.1. General Intent

The general intent of this PD is to facilitate a diverse and complementary mixture of residential, and civic uses that will produce authentic, compact, and pedestrian-oriented environments that are worthy of emulation.

1.2.2. Community Intent

This PD is to be implemented to assure that:

- the community retains its distinct natural and unique visual character;
- green corridors are used to both define and connect urbanized areas;
- compact, mixed-use, mixed generational, and pedestrian-oriented development is generally established as a pattern for development;
- interconnected networks of Thoroughfares are designed to disperse traffic and to reduce the length of vehicle trips;
- a range of residential unit types and sizes are distributed throughout the community;
- civic activities are not isolated in remote, single-use complexes; and
- a range of open spaces, specifically greens, parks, and squares are distributed throughout the community.

1.2.3. Block and Building Intent

This PD is also to be implemented to provide that:

- block structure and the spatial form of public areas prioritize the pedestrian while adequately accommodating motor vehicles;
- the design of Thoroughfares and buildings reinforce safe environments for pedestrian dominance;
- buildings, streetscapes, and landscaping are designed to contribute to the spatial definition of Thoroughfares;
- building architecture and landscape design grown from local climate, topography, history, and building practice;
- the harmonious and the orderly evolution of urban areas be secured through regulating the form of buildings;
- design is flexible to prevent functional obsolescence; and

- timeless architecture be used to prevent fashion obsolescence and monotony.

1.3. Applicability

1.3.1. Zoning District Applicability

The provisions of this PD shall be applied to the area described in **Exhibit D: Legal Description**.

1.3.2. Relationship to the City of Mansfield Code of Ordinances

1.3.2.1. In the event of a conflict between the provisions of this PD and any other codes, ordinances, regulations, and standards of the City of Mansfield, the provisions of this PD shall control.

1.3.2.2. Provisions of any other codes, ordinances, regulations, and standards of the City of Mansfield that are not in conflict with the provisions of this PD shall continue to apply to property designated as Lonestar Mansfield Planned Development District.

1.3.2.3. The Definitions set forth in Article 10 contain terms that are integral to this PD. Those terms not defined in Article 10 or in Chapter 155, the Mansfield Zoning Ordinance, shall be accorded their commonly accepted meanings. In the event of a conflict between a definition in this PD and a definition in any other codes, ordinances, regulations, and standards of the City of Mansfield, the definition in this PD shall control.

1.3.3. Interpretation

1.3.3.1. In the event of a conflict between the provisions of this PD and the numerical metrics of its tables and the diagrams and illustrations, the provisions of this PD shall control.

1.3.3.2. Provisions of this PD are activated by “SHALL” or “ARE” when required and “MAY” when optional.

ARTICLE 2. APPROVALS PROCESSES

2.1 Development Process

The development process and requirements shall conform to the standards and progression as set forth in this article and where not in conflict with Section 155.066 “PD, Planned Development District Regulations”. The development process within a Lonestar Mansfield Planned Development District will be administered by the Director of Planning and requires the following:

1. Pre-Development Meeting with the Development Review Committee (DRC);
2. Zoning Approval of the Planned Development District including PD Regulations and a Concept Plan subject to review and recommendation provided by the Planning and Zoning Commission and review and approval by the City Council;
3. Regulating Plan review and approval.

The purpose of this development process is to ensure that reviews proceed in an orderly and efficient manner without the risk of re-evaluation of previous approvals. The content of review shall be in accordance with the type of submission.

2.1.1. Pre-Development Meeting

Prior to submittal of an application for a change in zoning to Planned Development District, or submission of a Regulating Plan under the provisions of this Section, the applicant(s) shall schedule a meeting and meet with the DRC in a pre-development meeting in accordance with the City's policies and procedures. This meeting shall include the applicant and their design professionals and relevant representatives of City departments. The pre-development meeting is intended to provide guidance for implementation of this Section and recommendations on issues that may arise.

2.1.2. Zoning Approval

All applications requesting to rezone to Planned Development District shall be processed and reviewed in accordance with the provisions set forth herein and in Section 155.066. All applications requesting to rezone to Planned Development District shall be subject to review and recommendation by the Planning and Zoning Commission and review and approval by the City Council. A Concept Plan, included herein as **Exhibit G: Concept Plan** and a phasing plan shall be included as part of the PD application.

2.1.2.1 Concept Plan Requirements

- A vicinity map locating the property in relationship to existing major thoroughfares.
- Title block, preferably in lower right-hand corner, including the following: "Concept Plan, name of development, survey and abstract number or recorded plat information, city, county, state, date of preparation, acreage and number of lots".
- Acceptable scale: 1" = 20', 1" = 40', 1" = 100' or as approved.
- Type size is legible at full scale and when reduced.
- North arrow, graphic and written scale in close proximity.
- Name, address, phone and fax of owner/developer and the firm preparing the plan.
- A map showing the boundaries of the different land uses and the boundary dimensions.
- Adjacent or surrounding land uses, zoning, streets and other pertinent existing or proposed off-site improvements, sufficient to demonstrate the relationship and compatibility of the site to the surrounding properties, uses and facilities.
- The location, height, setbacks and minimum floor areas for all buildings and if non-residential, the floor area ratio shall be addressed in the PD Standards, specifically **Exhibit A: Building Standards**.
- The approximate number, location, and typical dimensions of the lots, the setbacks, the number of dwelling units, and approximate number of units per acre (density) shall be addressed in the PD Standards, specifically **Exhibit A: Building Standards** and in 4.5.1 Building Type Variety.

2.1.3 Regulating Plan

The approval of a Regulating Plan shall be required prior to the development of any tract of land. The submittal of a Regulating Plan is required within 90 days of the Zoning approval and shall fully satisfy the requirements of the Development Plan for PD Zoning. The Regulating Plan shall generally conform to the approved Concept Plan, Development Agreement, and the provisions of the PD standards. An approved Regulating Plan is not subject to expiration. A Regulating Plan submitted in

accordance with the provisions of this PD and requiring no Variances may be approved by the Director of Planning if it conforms with this PD, including any Warrants, the Development Agreement, and all other applicable codes, ordinances, and regulations of the City.

2.1.3.1 Regulating Plan Requirements

A Regulating Plan shall contain the following details if applicable to the proposed development or site conditions:

- PD Boundary
- Thoroughfare Network. The Thoroughfare Network shall identify Thoroughfares as shown on **Exhibit B: Thoroughfare Assemblies**.
- Open Space. Open Space meeting the requirements of Section 3.3.
- Terminated Vistas (shall meet the requirements of Section 3.4.1);
- Cross-Block Paseos (shall meet the requirements of Section 3.4.2);
- Protected Trees and tree clusters (if any);
- Trails;
- Each principal building shall be located within 800 feet of Open Space areas;
- Statement that residential building type variety will be met at buildout (shall meet the requirements of Section 4.5.1);
- Key focal point(s) or Landmark features;
- Minimum / maximum building heights, building categories, and land use overlay district(s) if applicable;
- Phasing Plan;
- Any requirements specific to the site based on applicable codes, ordinances, or regulations;
- Any requests for Warrants; and
- Any requests for Variances which may only be considered and approved pursuant to the provisions in Section 155.080.

2.1.3.2 Site Analysis Exhibit

A Regulating Plan submittal shall include a Site Analysis Exhibit showing the existing site conditions as set forth herein. Depending on site context, the Site Analysis Exhibit may include:

- Existing utility placement;
- Type and location of existing structures;
- View corridors;
- Condition of existing streets;
- Drainage (e.g., drainage courses, floodplain and floodway);
- Existing mature trees and vegetation masses;
- Topography;
- Adjacent publicly owned land, Civic, health facilities, schools, libraries, fire stations, hospitals, churches, et cetera;
- Identification of adjacent uses; and
- Other landmark features within the subject property.

2.1.4 Approval of Regulating Plan

2.1.4.1 Approval of Regulating Plan

The Director of Planning may approve an application for a Regulating Plan if the Regulating Plan meets all requirements of this Section, the Development Agreement, and all other applicable codes, ordinances, and regulations, and there are no Variances requested.

2.1.4.2 Denial of Regulating Plan

The Director of Planning may deny an application for a Regulating Plan if the Regulating Plan fails to meet the requirements of this Section or any other applicable codes, ordinances, and regulations. Specific reasons and references to Code sections and Statutes shall be provided with a denial.

2.1.4.3 Notification of Applicant Decision

The Director of Planning shall notify the applicant of his / her decision within forty-five (45) days of the date the application was filed with the Department of Planning and Development Services. If the Director of Planning does not approve or disapprove the Regulating Plan within forty-five (45) days after the Regulating Plan is filed, the Regulating Plan shall be deemed denied and maybe appealed for review pursuant to Section 2.1.4.6.

2.1.4.4 Applicant Response to Denial

After the denial of a Regulating Plan by the Director of Planning, the applicant may submit to the Director of Planning a written response that remedies each reason for denial provided in the written statement within 15 days.

2.1.4.5 Applicant Response to Denial

(a) If the Director of Planning receives a response under Section 2.1.4, the Director of Planning shall determine whether to approve or deny the applicant's previously denied Regulating Plan not later than 15 days after the date the response was submitted. If the Director of Planning does not approve or deny the Regulating Plan within 15 days of submittal, the Regulating Plan shall be deemed denied and may be appealed for review pursuant to Section 2.1.4.6.

(b) If the Director of Planning denies a Regulating Plan following the submission of a response under Section 2.1.2.4, the Director of Planning:
   (1) must comply with Section 2.1.4; and
   (2) may deny the plan only for a specific reason provided to the applicant under Section 2.1.4.

(c) If the Director of Planning receives a response that satisfactorily addresses each reason for the denial, then the Director of Planning shall approve the Regulating Plan. If the Director receives a response that does not satisfactorily address each reason for the denial, then the Director of Planning may deny the Regulating Plan.

2.1.4.6 Appeal

Denial of a Regulating Plan by the Director of Planning may be appealed to the City Manager. The appeal must be filed within 15 days of the date of the Director of Planning's action or the expiration of the Director of Planning's time for taking action on the Regulating Plan or a response. The City Manager may approve, approve with modifications, or deny the Regulation Plan. If the City Manager denies the Regulating

Plan or does not take action on the Regulating Plan within 15 days of the filing date for the appeal, the Regulating Plan shall be deemed denied by the City Manager and the applicant may appeal to the City Council for review of the Regulating Plan. The appeal to City Council must be made by filing written notice with the Director of Planning within 15 days of the City Manager's decision to deny the Regulating Plan or the expiration of the City Manager's time for taking action on the Regulating Plan. After considering the Director of Planning's and the City Manager's decisions, the City Council may approve, approve with modifications, or deny the Regulating Plan. If the City Council denies the Regulating Plan, the denial is final. If the City Council does not either approve or deny the Regulating Plan within 30 days of the date the appeal is filed with the City Manager, the Regulating Plan shall be approved.

2.1.5 Modification to an Approved Regulating Plan

2.1.5.1 Thoroughfare Assemblies

The location of any Thoroughfare Assemblies shown on an approved Regulating Plan may be shifted in any direction from the locations shown on the approved Regulating Plan by right provided such modifications do not remove a thoroughfare from the Thoroughfare Assemblies or change a street type. Removal of a thoroughfare from the Thoroughfare Assemblies or a change in a street type may be approved by Warrant.

2.2 Site Plan Approval

2.2.1 General

Application for review and approval of a Site Plan Approval shall be done in accordance with the provisions of this Section. Any required architectural reviews shall run concurrently with the required Site Plan Approval review under this section. Site Plans shall conform to the approved Development Agreement, Regulating Plan, and Preliminary and Final Plats. Approval of civil and utility plans shall not require approval of Site Plans along the adjacent blocks. A Site Plan application is for one or more buildings on a specific block. A Site Plan shall not be required for the submission or approval of a plat or civil engineering infrastructure plans. A separate Site Plan Approval shall only be required for individual tracts constructing building types in Category 4, as indicated in **Exhibit A: Building Standards**.

2.2.2. Site Plan Approval

For all Site Plans, applications submitted for approval shall include the following information and documents and demonstrate compliance with the approved Development Agreement, Regulating Plan, and any approved plats:

- Proposed building types corresponding to the criteria for Category 4 Buildings in **Exhibit A: Building Standards**;
- Build-to Line in accordance with the respective frontage standards;
- Delineation, by type, of proposed streets, alleys, mews streets, public easements, buildings, parking areas, and landscaped areas;
- All proposed encroachments in right-of-way (ROW) or easements;
- Schematic exterior building elevations indicating materials, colors and other architectural features (as may be required);

- Identification of protected trees and tree clusters as defined in the Code of Mansfield, Texas, and those that that are to be preserved;
- Landscape and streetscape areas identified;
- Identification of Terminated Vista Locations; and
- Warrants, if any (any variation to this Section's standards must be specifically requested).

2.3 Flexibility

The size and complexity of mixed-residential developments and necessary extended timeframe to complete the development with the intended mix of uses, households, and quality, require that flexibility be incorporated in the entitlements of the district. There shall be three types of deviations from the requirements of this Section: Warrants, Special Exceptions, and Variances. Any requests for Warrants, Special Exceptions, or Variances shall not subject the entire application to review and consideration, but only that portion necessary to rule on the specific issue requesting relief.

2.3.1 Warrants

A Warrant is a modification that allows a practice that is not consistent with a specific provision of this PD that is justified by the intent and purpose of this PD. Except as otherwise explicitly provided for in the rules and regulations set forth in this Lonestar Mansfield Planned Development District, a Warrant may only be requested to allow for one or more of the following practices:

- Dimensional Requirements for Building Setbacks. A property owner or a developer may request a Warrant for a modification of up to 10 percent of the required building setback.
- Modifications to Approved Site Plans. A property owner or a developer may request a Warrant for modifications to increase by up to a maximum of 10 percent the lot coverage or other area measurement provided.
- Modifications to Approved Thoroughfare Assemblies to delete a thoroughfare from the Thoroughfare Assemblies or change a road type. A property owner or a developer may request a Warrant for modifications to a thoroughfare from the Thoroughfare Assemblies.
- Modifications to Building Materials and Configurations. A property owner or a developer may request a Warrant for relief from the Building Materials and Configurations found in Article 8.

The Director of Planning shall have the authority to administratively approve or deny a request for a Warrant. The Director of Planning's decision to deny a Warrant may be appealed to the City Manager or his / her designee within 30 days of the Director of Planning's decision. The City Manager's decision to deny a Warrant may be appealed to the City Council, and such appeal must be made within 30 days of the City Manager's decision. The City Council may approve, approve with modifications, or deny a Warrant appeal. An appeal of a decision by the Director of Planning or the City Manager shall be filed with the Director of Planning.

The following requirements and standards may not be modified by Warrant:

- The required provision of alleys.
- The minimum amount of required Open Space.
- The allowable building uses and the specific uses.

2.4 Owners Association

2.4.1 All property must be included in a mandatory Owners Association, which shall be created for the purpose of requiring that the Owners Association will be responsible for the maintenance of the private amenities and common areas within the property in the Owners Association (e.g., screening fences, common areas, parks, amenity centers, landscaping).

2.4.2 The Association Documents must be reviewed by the City Attorney prior to the filing of a final plat. The Association Documents shall be submitted in a timely manner to allow for a minimum of 30 days review prior to submission of a final plat application. Failure to submit the Association Documents or submitting incomplete Association Documents may result in delay of construction, acceptance of the subdivision or delay in approval of a building permit. The City does not accept the responsibility for any delays in construction, approval or acceptance of the subdivision caused by the failure to submit the Association Documents or the inaccuracy of the Association Documents. The Association Documents shall be recorded in the real property records for the appropriate County simultaneously with the recording of the final plat.

2.5 Architectural Pattern Book

The Lonestar Mansfield Planned Development District regulates the overall mix of uses, building types, Thoroughfares, massing and placement of buildings, relationship of buildings to the streets, general intensity of development in the Regulating Plan area, allocation of open space, and economic goals of the overall project. A property owner, a developer, or an Owner' Association may prepare or may have prepared on its behalf, an Architectural Pattern Book as part of the Owners Association Documents. An Architectural Pattern Book may be submitted to the Director of Planning for review. The review process is to help guide the structure of the Architectural Pattern Book. The intent of the review is to strive to create an authentic Architectural Pattern Book that will guide design and the construction or modification of well-designed and sensible buildings and landscaping that work together harmoniously, while the individual buildings and their landscaping, themselves, are different, and to identify if the Architectural Pattern Book conflicts with the regulations in this Lonestar Mansfield Planned Development District. The Director of Planning may only offer advice and recommendations concerning an Architectural Pattern Book.

2.5.1 Architectural Review Process

Any required architectural reviews shall be limited solely to the objective standards set forth herein as more particularly identified in Section 8. Once an architectural review is approved it shall be considered complete. The review process for any subsequent permits may not consider items already approved in a previous architectural review. The purpose of this format is to ensure that reviews proceed in an orderly and efficient manner without the risk of re-evaluation of previous approvals. The content of the review shall be in accordance with the type of submission.

2.5.2 Approvals for Residential Buildings

Single family detached and attached building plans shall conform to a Master Set of Plans. The Master Set of Plans shall consist of individual building plans including floorplans and related elevations. The Master Set of Plans is architectural in nature and will not include MEP and structural details required for a building permit submittal. Once approved by the Neighborhood Architect, each approved Master Set building may be repeated without additional Neighborhood Architect review. The collection of original copies of the approved Master Sets of Plans will be maintained by the city for future reference. Additional or separate reviews shall not be required on plans that have been approved and are substantially used as approved. Any substantial changes, as determined by

the Neighborhood Architect, or the Director of Planning shall be reviewed by the Neighborhood Architect or the Director of Planning who performed the original review.

ARTICLE 3. SITE DEVELOPMENT STANDARDS

3.1 Development Standards Description

Development Standards in the PD area consists of primarily residential uses with limited mixed-use in a formal urban fabric. It must have a diverse range of residential building types to provide housing opportunities to a broad range of household types. The setbacks are tight, and landscaping is formal as typically consistent with traditional neighborhoods. Open space is formal and intentionally implanted in the neighborhood to provide walkable destinations.

3.2 Thoroughfare Standards

All Thoroughfares shall be constructed in accordance with the standards as shown in **Exhibit B: Thoroughfare Assemblies.**

3.2.1. Thoroughfare Modification

Modifications to Thoroughfares to accommodate traffic calming, accommodate pedestrian and bike traffic, modify on-street parking configuration, and provide on-street micro-transit facilities, may be approved by Warrant.

3.2.2. All Thoroughfares shall terminate with other Thoroughfares in intersections, as shown in **Exhibit C: Intersection Assemblies**, to form a network. Cul-de-sacs are prohibited and shall only be approved on a Regulating Plan by Warrant due to a site constraint. Temporary cul-de-sacs and dead ends are allowed by right as an intermediate, temporary condition between project phases, but the design must be approved by the Department of Engineering Services and the Fire Department.

3.2.3. Block Definition

All Thoroughfares shall define blocks not exceeding the following perimeter lengths, measured as the sum of lot frontage lines:

- 2,100 feet maximum, 750 feet maximum block face.
- For purposes of calculating maximum block length, a block may be defined on one edge by open space, which is not included in the calculation for block face or block perimeter provided that pedestrian connectivity is maintained through the open space. A green street, woonerf, cross-block paseo will qualify as a street in calculating block dimensions.

3.2.4. Utility Placement

- Utility service and distribution lines (public, franchise, irrigation, and private) shall be placed underground within the right-of-way, including traffic lanes and sidewalks, or within an alley containing a utility easement.
- Utilities, franchise utilities, master irrigation, and private utilities shall be allowed in designated easements in open spaces.
- In cases where utility locations shall diverge from typical locations as provided in **Exhibit B: Thoroughfare Assemblies,** utilities should be located where they will not prevent planting of street trees or tree lawns to the extent possible.

- Transformers, switchgear, and electric meters should be installed along alleys, wherever feasible.
- The placement of transformers, switchgears, and electric meters shall comply with the requirements of Section 8.6.1, and may be installed within the right-of-way.
- Placement of transformers, switchgears and meters may be placed in insets of buildings or behind the build-to-line, but shall not be required to be placed in insets of buildings or behind the build-to-line.

3.2.5. Traffic Calming

3.2.5.1. Horizontal Deflection Improvements

Chokers, chicanes, and tapers are permitted by Warrant.

3.2.5.2. Vertical Deflection Improvements

- Traffic calming improvements that use speed bumps, and speed humps, are not permitted.
- Traffic calming improvements that use Speed Tables are permitted where integrated into pedestrian crossings at intersections and may be used to integrate open spaces across a street by Warrant.
- The use of Woonerfs as a traffic calming improvement are permitted as shown on the approved Regulating Plan, or by Warrant.

3.2.6. Private Use of Public Right-of-way (ROW)

- On-street parking spaces may be converted to an extended patio seating area, retail space or open space by Warrant.
- On-street parking spaces may be allocated as designated parking, storage and charging of micro transit (scooters, e-bikes, etc.) as shown in the Regulating Plan.
- Electric car charging stations may be permitted in the right-of-way as shown in the Regulating Plan, provided they do not impede required street landscaping, traffic, or pedestrian movement.
- Shore power for food trucks, exterior lighting, and events may be permitted as shown in the Regulating Plan in the right-of-way, provided they do not impede required street landscaping, traffic, or pedestrian movement.
- An Owners Association may regulate on-street parking relative to the use of its tenants, residents, and invitees through the use of a license agreement with the City, subject to review and approval by the City Manager or his / her designee.
- Food Trucks and similar uses in the right-of-way may be permitted through a license agreement and/or special event permit subject to review and approval by the City Manager or his / her designee.

3.3. Open Space Standards

3.3.1 Site Requirement

Any area to be designated Open Space shall be shown on the Regulating Plan, preliminary plat, and final plat. A minimum of 15 percent of the total project area contained in a Regulating Plan shall be Open Space. Any single phase may be less than 15 percent of Open Space so long as in the aggregate 15 percent of total site area is met by completion of the last phase of the Regulating Plan. Open

Space dedicated to the City shall count towards the Open Space requirement. Open Space with minimum size of 2,000 square feet is required within an 800-foot radius of every residential building and commercial/mixed-use block. Open Space meeting the requirements of this PD shall be reviewed and approved by the Executive Director of Community Services as a part of approval of the Regulating Plan. Open space shall conform to the provisions set forth in this Lonestar Mansfield Planned Development District.

3.3.2 Maintenance of Private Open Space

Any private Open Space and structures thereon shall be maintained by the property owner, the Owners Association, or other owning entity. The property owner, Owners Association, or other owning entity may adopt rules and regulations regarding access, permitted uses, security (i.e., policing) and maintenance responsibilities for the Open Space. Private Open Space not accessible to the public may not count toward the minimum Open Space requirement.

3.3.3 Private Facilities within Public and Private Open Space

Private cafes, beer gardens, recreational facilities, and temporary buildings are allowed to operate within Open Space with the permission of the owning entity. No additional parking is required for these uses.

3.3.4 Public Access

Public Open Space shall be accessible to the public from sunrise to sunset. Pedestrian and / or vehicular access to Open Space shall be provided.

3.3.5 Design Criteria

- All areas designated as Open Space shall be designed with benches - the equivalent of one bench every 250 linear feet of trail or sidewalk in the Open Space. These benches may be clustered in areas of interest.
- Open Spaces shall provide shade trees that provide a minimum of 20% of the Open Space area to be covered by tree canopy. Shade tree canopy shall be calculated based on average mature tree canopy size. Existing trees shall count towards meeting the 20% coverage requirement. Trees shall be prioritized along sidewalks and trails.
- Open Spaces shall be programmed with one or more of the following program elements:
    - Concert space;
    - Farmer's market;
    - Fountain;
    - Outdoor serving;
    - Performance space;
    - Location for Public Art;
    - Water feature;
    - Waterside staircase;
    - Overhead string lighting;
    - Fire pit;
    - Game lawn;
    - Fandango space;
    - Playground;
    - Dog Park facilities; and / or
    - Shore Power for food trucks and events

- Utility easements shall count towards the Open Space requirement provided they are maintained and at least 50 percent of the length of the easement has a building façade(s) oriented towards the space, for lots with buildings oriented towards the Open Space, such that the easement serves as a visible open space. No more than 50 percent of the Open Space requirement shall be met through utility easements.
- Up to 50 percent of a floodplain area, shall count towards the Open Space requirement provided floodplain Open Space programmed in accordance with a Development Agreement and has at least 50 percent of the length of the floodplain has a building façade(s) oriented towards the space, such that the floodplain serves as a visible Open Space from buildings.
- Up to 50 percent of a detention or retention area, subject to review and approval by the Director of Planning, may be designated as Open Space provided that it is programmed in accordance with a Development Agreement without fencing unless such fencing is included in the Open Space design, and designed in a manner that does not call attention to its storm management function and has at least 50 percent of the frontage of the detention or retention area has a building façade(s) oriented towards the space, such that the area serves as a visible Open Space from buildings.

3.3.6 Building Engagement

Where buildings are adjacent to Open Space, the buildings shall be constructed such that Façades are oriented to the Open Space, Paseo, or trail.

3.4. Urban Site Design

3.4.1. Terminated Vista

Where a Terminated Vista is indicated on a Regulating Plan, a substantial terminating element on a building must be located opposite the axial termination of the Thoroughfare. The termination will take the form of an Open Space, a framed Paseo, building, or segment of façade being centered on the axial location.

3.4.2. Cross Block Paseo

Where a cross-block Paseo is indicated on a Regulating Plan, a minimum 20-foot-wide pedestrian access shall be reserved between buildings for the cross-block Paseo. Buildings along a cross-block Paseo must have a Primary or Secondary Frontage. Where there is a capped block end the passage shall be treated as a street corner. Every Paseo must be named on a preliminary or final plat. The term “Paseo” must be incorporated in the name of the passage.

3.4.3. Shared Access

Shared access and / or access easements across parcels are permitted and encouraged. Such easements will be indicated on the Regulating Plan. Shared access easements may be required on the Regulating Plan where the Director of Planning determines the easements are necessary to minimize potential congestion, provide, convenient circulation across adjacent properties, reduce the number of curb cuts and conflict points along a street.

- Commercial development shall be designed to provide for shared access with adjacent commercial parcels.
- Provisions shall be made for connection of pedestrian and vehicle circulation systems with adjacent parcels.

- Vehicular access easements from one lot to adjacent lots and for private driveways within a lot may be provided on the subdivision plat or by separate recorded instrument. Such access easements shall be specifically defined.

3.4.4. Green Fronting Lots

- For platting purposes, not all buildings are required to have public street frontage provided they have access to a Thoroughfare or Open Space. Lots may be accessed from a public street, private street, access easement, alley or a common green using a minimum 5-foot public sidewalk easement.
- Emergency service access may be provided through a dry standpipe in an alley or common green as authorized by the Regulating Plan.

3.5. Lighting

3.5.1 Intent

Lighting shall be provided to provide a level and consistency of illumination that supports pedestrian activity and promotes safety. All public lighting along public access easements and rights-of-way shall be installed, maintained and operated by the City, or the franchise utility provider, in accordance with the existing City franchise agreement with utility providers. The intent of this PD is to provide even and glare free lighting throughout the district. The mix of uses requires active management of light levels and color temperatures.

3.5.2 Street Lighting Levels

Lighting levels within public rights-of-way and pedestrian areas will be in compliance with the following foot candle (fc) minimum averages:

- Residential .25 fc
- Commercial/Retail 1 fc
- Institutional and Public Uses 1 fc
- Parking Areas 1 fc
- Key Locations Within Public Open Space .5 fc

Light levels along sidewalks may be achieved through a combination of both pedestrian-level lights and building-mounted lighting. A streetlight photometric plan shall be included as part of a civil engineering plan set.

3.5.3. Alley Lighting

Alley lighting shall be located on garage walls facing the alley and will be limited to a maximum of two carriage light fixtures mounted at least 7 feet in elevation, and not exceeding the equivalent of 100 watts each. These lights will be controlled by automatic timers and provide dusk to dawn lighting.

3.5.4. Porch, Arcade, and Colonnade Lighting

Lighting fixtures will be located on walls, ceilings, and overhangs and shall not exceed the incandescent equivalent of 100 watts each. These lights will be controlled by automatic timers and provide dusk to dawn lighting.

3.5.5. Lighting Elements

The following lighting elements will be permitted: incandescent, color-corrected LED, metal halide or halogen, or other similar lighting elements approved by the Director, provided, however, all lighting elements shall be contained in the schedule of approved lighting as shown in the City's franchise agreement with the utility provider. All exterior lights shall not exceed 4,000 kelvin on the light color. Exterior string lights are allowed within the public right-of-way and Open Space if within the above color range. The following lighting elements will not be permitted: cobra head, HID – mercury vapor and sodium vapor, HPS and fluorescent lights. Flood type lights and wall packs are not permitted.

3.5.6. Streetlights

Streetlights are required and shall be reviewed and approved by the Director of Planning. Streetlights need to conform to the lighting standards included in the schedule of approved streetlights offered by the electrical provider in reference to the franchise agreement between the utility provider and the City.

3.5.7. Screened Lighting Source

All spot lighting will be focused narrowly on its intended target such as signs.

ARTICLE 4. LOT AND BUILDING STANDARDS

4.1. Lot Standards

4.1.1 All lots shall either front a Thoroughfare, private street, or an Open Space. The portion of the lot fronting a Thoroughfare, private street, or Open Space shall be designated as its Primary Frontage. A corner lot shall have designated a Primary Frontage along the Thoroughfare, private street, or Open Space and a secondary frontage along the remaining frontage. Any lots, other than a corner lot, fronting more than one Thoroughfare, private street, or Open Space shall have a Primary Frontage on each.

4.1.2 There shall be no minimum nor maximum lot width for newly platted lots, newly assembled lots, or subdivisions of existing lots, as measured along their Primary Frontage, except as provided in **Exhibit A: Building Standards**.

4.2. Lot Coverage

Lot Coverage shall not exceed the 85 percent maximum (Impervious cover maximum: 90%, Category 4 buildings 100%). Lot Coverage shall be calculated as percentage of building footprint covering a lot and shall not include flatwork, allowed encroachments, and Frontage Types.

4.3. Building Standards

All buildings shall conform to the standards, according to **Exhibit A: Building Standards.**

4.3.1 Building Configuration

4.3.1.1 Building height shall be measured in stories for each habitable level above-ground as provided in below:

- Stories are measured from finished floor to finished ceiling.
- For residential functions, all ground floors shall have a minimum story height of nine feet.
- For commercial functions, ground floors shall have a minimum story height of 11 feet and a maximum of 25 feet. A single floor level exceeding 18 feet at the ground floor shall be counted as two stories.

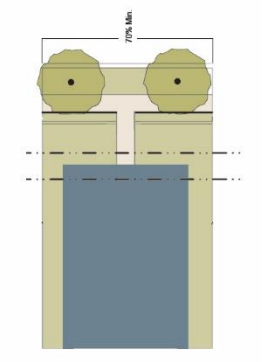
4.3.1.2 Height limits for masts, water towers, belfries, clock towers, chimney flues, or elevator bulkheads shall not count towards building height calculations.

4.3.1.3 Outbuildings are limited to two stories and they shall be no higher than the principal building on the same lot.

4.3.2 Frontage Requirement

All principal building façades, inclusive of porches, courtyards, and similar encroachments, shall occupy the minimum percentage of the required Primary Frontage within the designated Build-to-Line Zone designated in **Exhibit A: Building Standards** and included in the Regulating Plan as specified below:

- 60 percent min.



60% min.

- The Director of Planning may approve by Warrant, reductions in the Frontage Requirement to accommodate for inset or side private yards.
- Frontage Standards for pie-shaped or irregular shaped lots may be modified due to the size of the building, the percentage of remaining lot space beyond the footprint of the building, and the width of the lot. The excess frontage requires the use of picket fence between buildings or along Secondary Frontages.

4.3.3 Building Entrances

- For retail, restaurant, and Urban Flex buildings: all first-floor units adjacent to a street or Open Space shall have a flush direct entrance oriented to the adjacent street or Open Space. Alternate entrances are allowed from a garage or interior corridor. Lobbies are allowed for access to interior units or other areas of the building.
- Entrances into upper floor residential functions in mixed-use buildings may be at sidewalk grade.

- Buildings are permitted to have a lobby as a secondary entrance in addition to the required principal entrance to the street or Open Space.

4.3.4 Additional Building Criteria

4.3.4.1 Bungalow Court

- Individual dwellings shall require Private Frontages and shall be oriented and built in a way to face each other, perpendicularly or at an angle, around a common green or cap the courtyard fronting on a street.
- Parking may be associated with each unit in the rear or onsite in a common parking area; and parking may also be provided off-site if it is located within 800 feet of the Bungalow Court.
- Dwellings may exist on a single lot or be platted separately with addressing from an alley or from the common green.
- Emergency service may be provided through a dry standpipe in the alley or common green with approval of a Warrant.
- Setbacks shall be calculated at the exterior of the lot, not between individual buildings on a common lot.
- No Bungalow Court shall be located within 800 feet of another Bungalow Court.

4.3.4.2 Ancillary Structures

- Ancillary structures such as sheds, storage buildings, animal houses and similar structures shall be less than 200 square feet and less than 12 feet in height.
- Structures less than 8 feet in height may be setback 0 feet from property lines provided they are to the side or rear of the primary building and no portion of the structure crosses the property line.
- Ancillary structures between 8 feet and 12 feet in height shall be setback a minimum of 5 feet from property lines and be in the rear of the primary building.
- Ancillary structures on corner lot lines shall be restricted to placement along the interior side lot line.

4.3.4.3 Outbuildings

- Setbacks: The rear setback shall be a minimum of 5 feet from the rear lot line, and the side setback shall be a minimum of 0 feet from the side lot line.
- Outbuilding height shall be limited to 2 stories.

4.4. Frontage Standards

Private frontages shall conform to the requirements provided below.

4.4.1 Primary Frontage Standards

- Lots fronting two or more Thoroughfares or Open Spaces shall utilize frontage types and fences as described in this PD along each fronting Thoroughfare or Open Space.
- Loading docks, service areas, and utility meters are not permitted along Primary Frontages (this does not apply to designated Loading Areas located along a right-of-way).
- At the principal facade of each building, each first story unit shall be provided one of the frontage types described below.
- A front door shall be provided on the street or Open Space frontage.

- Charleston Side Porch building types are a permitted building type. Street entrances are permitted along the side of a Charleston Side Porch building, as long as the porch has a door or gate toward the street.
- In support of pedestrian activity, commercial functions may utilize a portion of the right-of-way for seating, serving, displays of merchandise, temporary signage, or other business-related activities provided there is a minimum 6-foot contiguous clear path maintained within the setback, right-of-way, or any combination of both.
- A dooryard frontage, porch frontage, or a stoop frontage shall be provided at the principal entrance of each row house dwelling where fronting on any Thoroughfare or Open Space, including green streets.

4.4.2 Allowed Encroachments

Allowed Encroachments are amenities to be chosen by an applicant and are allowed by right. Lot area between the Allowed Encroachments and the street right-of-way line shall be maintained as a landscaped area. Allowed Encroachments are allowed up to the right-of-way line.

4.4.3 Private Frontage Types

The private frontages are divided into the following types:

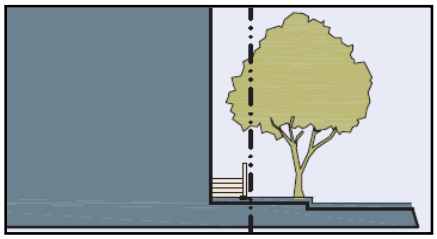
- Yard
- Stoop
- Porch
- Forecourt
- Dooryard
- Shopfront
- Gallery/ Colonnade
- Arcade
- Terrace

4.4.3.1 Yard Frontages

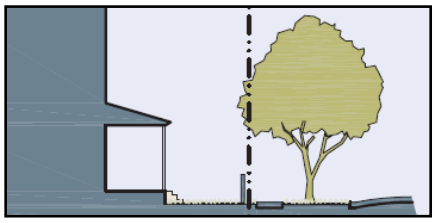
- Permitted by right as a residential frontage, except along the Enhanced Urban Edge.
- Fences and hedges at frontages shall follow fencing standards in Section 4.6.
- Yards may contain landscaping as permitted by this form-based development district and in Section 155.092.

4.4.3.2 Stoop Frontages

- Permitted by right as a residential frontage.
- Stoops may encroach into a front or side street setback to within 2 feet of the right-of-way.
- Stoops may be recessed into the façade.
- Stoop entrances are usually an exterior stair and a landing, but it may be recessed into the volume of the building.



4.4.3.3 Porch Frontages

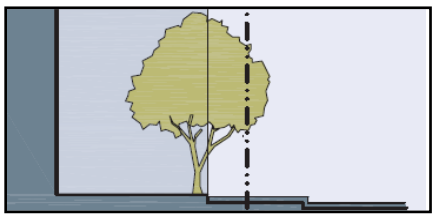


- Permitted by right as a residential frontage.
- Fences and hedges at frontages shall follow fencing standards in Section 4.6.
- Porches may encroach into a front or side street setback to within 2 feet of the right-of-way.
- Primary Porches shall be no less than 7 feet deep. Door landings and insets are not regulated as porches. Secondary porches limited in depth by setbacks may be shallower.
- A porch shall be measured from nearest adjacent face of the building to edge of porch foundation.
- Where porches are used in the Enhanced Urban Edge they shall be stacked porches.

4.4.3.4 Dooryard Frontages

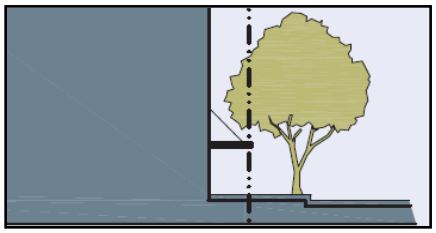
- Permitted by right as a residential frontage.
- Dooryard frontages may encroach into a front or side street setback to within 2 feet of the right-of-way.
- Dooryards shall be a minimum depth of 7 feet measured from the face of the building to the front property line.
- Dooryards shall be fenced or walled; and the required fence or wall shall not exceed 36” in height and the design of fences and hedges at frontages shall follow the applicable standards set forth in Section 4.6.
- Dooryards shall have openings or operable gates to the Thoroughfare or Open Space.

4.4.3.5 Forecourt Frontages



- Permitted by right.
- Forecourts may recess from the frontage line a maximum of 30 feet. Deeper recesses may be allowed by Warrant.
- Forecourts shall be fronted with building frontages.
- Driveways within forecourts shall be limited to 20 feet in width unless required as fire lane.

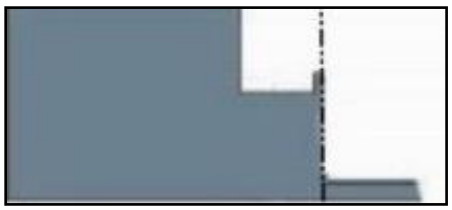
4.4.3.6 Shopfront Frontages



- Permitted by right.
- All shopfronts shall adhere to the shopfront design criteria in Section 8.7.
- Shopfronts may be freestanding or combined with forecourt, gallery, or arcade frontages.
- The principal entrance shall be at sidewalk grade.
- The principal entrance may be recessed up to eight feet in depth from the building façade.
- Shopfronts may be shaded by awnings as provided in below:

- Awnings are permitted to encroach into the public right-of-way to within 2 feet of the curb.
- Awnings shall project horizontally from the building façade a minimum of 6 feet.
- Awnings may be fixed or movable.
- Awnings shall provide a minimum vertical clearance of 8 feet.

4.4.3.7 Terrace Frontages



- Permitted by right.
- Terrace frontages may encroach into a front or side street setback to within 2 feet of the right-of-way.
- A terrace may be used to provide outdoor space for units above the first floor.

4.5 Anti-Monotony Standards

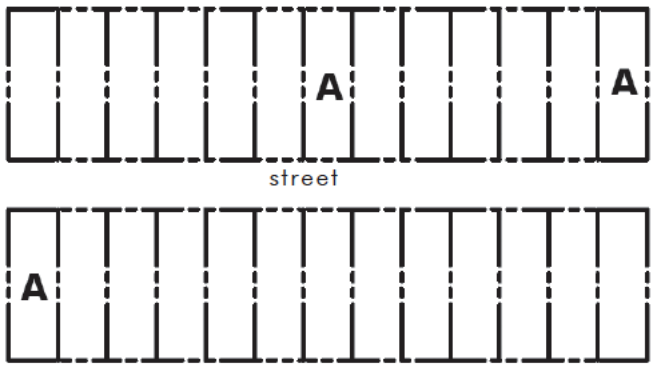
4.5.1 Building Type Variety

The PD area shall have a minimum residential mix of the following building types as shown in **Exhibit A: Building Standards**:

- Minimum of 15% of lots from Category 1.
- Minimum of 15% of lots from Category 2.
- Minimum of 15% of lots from Category 3.

4.5.2 Façade Variety

Buildings will be subject to the following elevation repeat setbacks. Building Plans with the same elevation will not be repeated within 5 homes on either side of the building in question nor 5 lots on either side of the lot directly across the frontage street or Open Space, as indicated in the graphic below. Row Houses are not regulated by individual unit façade but by overall building façade. Row House building façades shall not repeat the façade from the buildings on either side or across the street. Row House facades may repeat when used as liner buildings or to create symmetry across an open space, park or parklet.



Note: Houses with the same or similar facade as determined by the Town Architect must be separated by a minimum of five(5) lots unless specifically authorized by the Town Architect.

4.5.3 Anti-Podding

Residential building types will be spread across a neighborhood and not concentrated in large clusters.

4.6 Fencing Standards

4.6.1 General Standards

4.6.1.1 Materials

Allowed materials include fences made of wood, masonry, quality metal in a variety of styles, tubular steel, and quality wrought iron fencing in a modern style without finials. Examples of prohibited materials include chain link, plywood, particleboard, corrugated metal sheets, and other makeshift materials. High quality plastic fencing may be approved as authorized in the Regulating Plan or by Warrant.

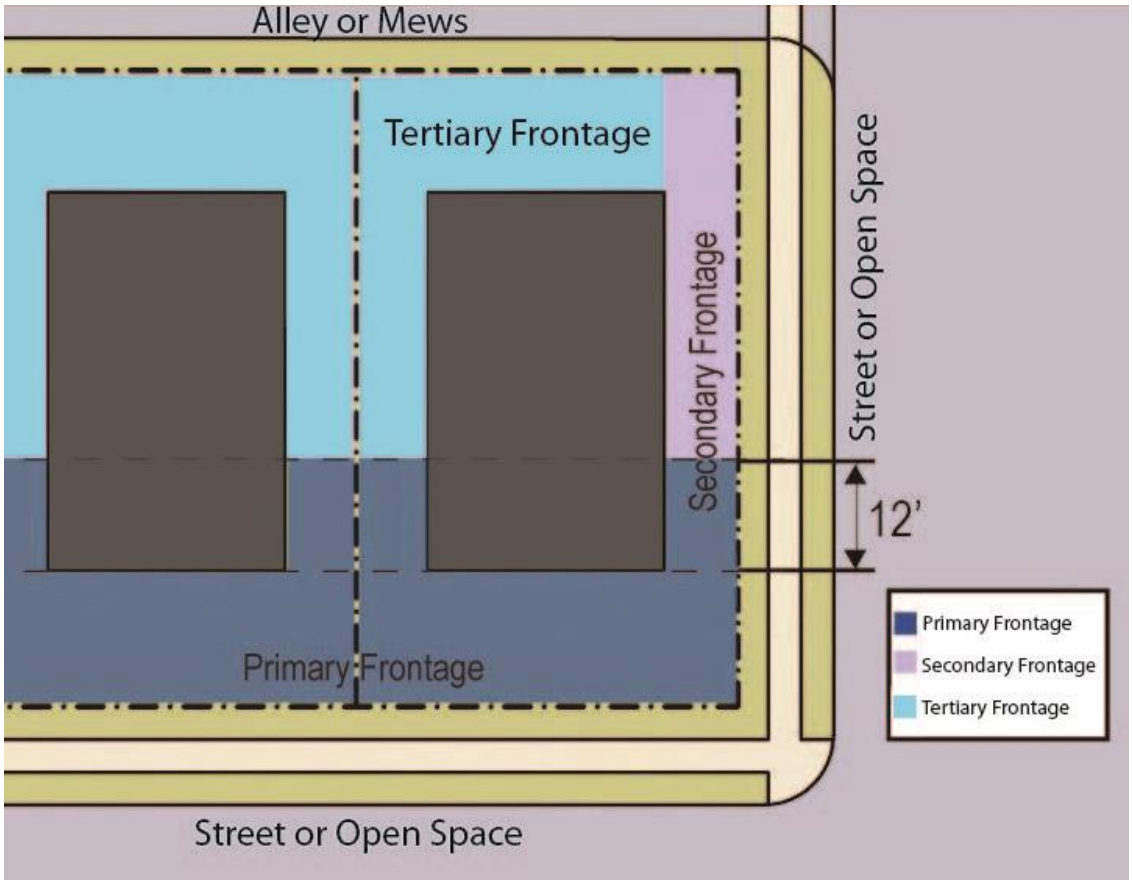
4.6.2 Permitted Fences, Walls, and Hedges

TABLE 1: PERMITTED FENCE, WALL, AND HEDGE STANDARDS

Permitted Fence Area / Purpose	Height*	Minimum Fence Transparency	Acceptable Types/Materials
Primary Frontage: Residential yard facing a front or side street or open space, and within 12 feet behind Build-to-Line between homes.	No more than 40" pickets + 4" for posts. Arbor gateways allowed. Fences shall include planting an adjacent continuous hedge in a minimum 24" wide planting bed alongside street and open space frontages.	25 percent open	Ornamental (metal) Picket (wood) Ranch (wood) Masonry (stone, brick, similar materials) Shrubbery hedge Wood frame wire approved as authorized in the Regulating Plan or by Warrant. These fences shall center on its posts so the posts are seen from both sides.
Secondary Frontage: Residential side yard 12 feet behind Build-to-Line fronting a street or open space. No closer than the adjacent enclosed portion of a building facing a side street.	No more than 6 ft in height as measured from the ground. 1) Shall include a top cap 2) Shall include a planting hedge in a minimum 24" bed alongside one fence panel at the corner of alleys	When backing or siding to a trail, fence shall be 75 percent open excluding columns.	Ornamental (metal) Picket (wood) Ranch (wood) Privacy (wood) with a fence cap Masonry (stone, brick, similar materials coordinated with associated building) Shrubbery hedge. Ornamental metal or combination metal and wood shall be used in areas adjacent to common open space to promote views. Wood frame wire approved as authorized in the Regulating Plan or by Warrant All posts shall be oriented towards the inside of the yard.

Permitted Fence Area / Purpose	Height*	Minimum Fence Transparency	Acceptable Types/Materials
Tertiary Frontage: Residential side yard 12 feet behind Build-to-Line, fence between lots, rear yard, and alley. (Not fronting a street or open space.)	No more than 6 ft in height as measured from the ground. 1) Shall include a top cap 2) Shall include a planting hedge in a minimum 24" bed alongside one fence panel at the corner of alleys	When facing an alley the first panel along an alley, When backing or siding to a trail, fence shall be 75% open excluding columns. When fence is between homes or along alleys fence shall utilize top cap and may be 0% transparent.	Ornamental (metal) Picket (wood) Ranch (wood) Privacy (wood) with a fence cap Masonry (stone, brick, similar materials coordinated with associated building) Shrubbery hedge. Ornamental metal or combination metal and wood shall be used in areas adjacent to common open space to promote views. Wood frame wire approved as authorized in the Regulating Plan or by Warrant All posts shall be oriented towards the inside of the yard.
Parking area: non-residential and multifamily residential development	No more than 40" pickets + 4" for posts. Fences shall include planting an adjacent continuous hedge in a minimum 24" wide planting bed alongside street, alleys, driveways, and open space frontages.	0%	Ornamental (metal) Picket, lattice (wood) with a fence cap Ranch (wood) Bollard and chain Masonry (stone, brick, decorative CMU, similar materials coordinated with associated building) Shrubbery hedge Wood frame wire approved as authorized in the Regulating Plan or by Warrant
Development perimeter fences and walls	Where provided, shall consist of brick, stacked stone or hedging subject to review and approval by the Director of Planning, provided that no perimeter fence or wall type shall be permitted along any street or Open Space. Wooden Privacy fences shall be permitted when perimeter is adjacent to another privately owned lot, but shall not be allowed adjacent to a lot owned by an Owner's Association.		

*Higher fences are permitted where required to meet pool enclosure requirements.



4.6.3 Required Fences, Walls, and Hedges

TABLE 2: REQUIRED FENCE STANDARDS

Required fence Area / purpose	**Height**	**Minimum Fence transparency**	**Acceptable types/materials**
Loading area wing wall	Up to the building parapet, height determined in site plan review	Shall be solid	Masonry (stone, brick, decorative CMU, similar or compatible materials, subject to review and approval by the Director of Planning).
	Shall include the same, similar, or compatible materials, finishes and detailing as the host structure.		
Utility substation or facility	6 ft. or sufficient to conceal the substation or minimum height required by the utility provider.	Shall be solid	Masonry (stone, brick, decorative CMU, similar or compatible materials, subject to review and approval by the Director of Planning).

ARTICLE 5. PARKING STANDARDS

5.1 General

The parking requirements shall be determined by the use, as provided below. The parking provided shall include the actual parking spaces provided within the lot and the parking spaces that are along the parking lane corresponding to lot frontages. Tandem parking spaces regardless of configuration shall count towards required parking.

5.2 Off-Site Parking

All required parking shall be on the same lot as the use served, except as follows**:**

- Up to 100 percent of the required parking may be provided off-site by a parking lot or a parking structure within 800 feet of the subject lot.
- A liner building less than 31 feet deep and no more than 2.5 stories in height shall be exempt from parking requirements.
- Accessory Dwelling Units on corner lots are exempt from additional parking requirements.

5.3 Shared Parking Agreements

Required parking may be provided with shared parking agreements among property owners, tenants, or users. A shared parking agreement shall supersede the single-use parking requirement in Section 5.4. Shared parking standards may be calculated using the 3rd edition (or newer) of the ULI / NPA / ICSC Shared Parking Manual.

- Agreements which share parking between uses with non-conflicting parking demands are encouraged to reduce the amount of land area devoted to parking if the applicant can demonstrate that shared parking is feasible.
- Where different uses create staggered parking demand periods, shared parking calculations among adjacent parcels and uses is permitted to justify reducing the amount of overall cumulative required parking.

5.4 Parking Requirements

For purposes of the Lonestar Mansfield Planned Development District, minimum parking spaces shall generally not be required, as described in Table 3: PARKING.

TABLE 3: PARKING

Use	Minimum Parking Requirement
Attached and Detached Residential Uses	See **Exhibit A: Building Standards**.
Multi-Family	1.0 spaces for each studio or one bedroom unit, 2.0 spaces for each residential unit with 2 or more bedrooms. Visitor parking shall be provided at a ratio of not less than one visitor space per 50 dwelling units.
Senior Living	1.0 spaces for each residential unit.
Lodging	1.0 spaces for each bedroom. For hotel use additional parking requirement shall be provided for any retail, restaurant, or event space function.
Office	2.0 spaces per 1,000 square feet of gross space.

Use	Minimum Parking Requirement
Restaurant / Retail	2.5 spaces per 1,000 square feet of gross space. A restaurant/ retail space under 2,000 square feet shall be exempt from parking requirements. Kiosk, restaurant, retail, food trucks, and recreations uses in ROW and Open Spaces do not require additional parking.
Urban Flex	1.5 spaces per 1,000 square feet of gross space to be reserved during business hours.
Civic and all Other Functions	Parking requirements for other uses not listed in this PD shall be in accordance with the provisions for parking requirements in Section 155.091, Off-street parking and loading standards. Where the provisions in Section 155.091 are silent, the parking requirement shall be determined by Warrant.

5.5 Parking Access

5.5.1 All required parking, except for on-street parking shall be accessed by alleys or private drives.

5.5.2 All vehicular entrances to parking lots shall be no wider than 24 feet at the Primary Frontage line or the required fire lane width, unless otherwise approved by Warrant. The entry may be wider to accommodate pedestrian access.

5.6 Parking and Garage Criteria

5.6.1 Garage Design:

5.6.1.1 Single Family Detached and Row Houses
All garages shall be accessed from an alley or private drive located to the rear or side of the lot.

5.6.1.2 Single Family Detached Lots 60 feet or Wider that share a common rear-yard boundary with private property outside the PD Boundary**.**

- **Garage Front Loaded**
  A front-loaded garage is permitted in a pull-through configuration if the front of the garage is located in the rear 1/3 of the lot. These shall be shown on the Concept Plan.

- **Garage Side Loaded**
  Garages that are side-loaded along a street are permitted at the rear 1/3 of the lot. These require single width garage doors with architectural windows. These shall be shown on the Concept Plan.

5.6.1.3 Carports
All Carports shall be located in the rear 1/3 of the lot provided they are accessed from the alley or a private drive and shall be architecturally consistent in materials and design to the primary building.

ARTICLE 6. LANDSCAPE STANDARDS

6.1 Landscape Standards

All landscaping shall comply with the provisions set forth herein for this Lonestar Mansfield Planned Development District.

6.2 Tree Preservation and Removal

Tree preservation and removal shall follow the standards in Chapter 99, Natural Resources Management, of the Code of Mansfield, Texas. Street Trees shall count towards any tree replacement requirement. Existing trees may be replaced, subject to review and approval by the Landscape Administrator.

6.2.1 Nuisance Trees

Nuisance trees included on the Prohibited Plant List in Section 155.092, Landscaping and Screening Standards, of the Code of Mansfield, Texas may only be removed after tree removal plan has been submitted for review and approval, and a tree removal permit has been issued by the City.

6.2.2 Diseased, Dangerous and Dead Trees

Diseased, dangerous, and dead trees of all species may only be removed after a tree removal plan has been submitted for review and approval, and a tree removal permit has been issued by the City in accordance with all applicable codes, ordinances, and regulations.

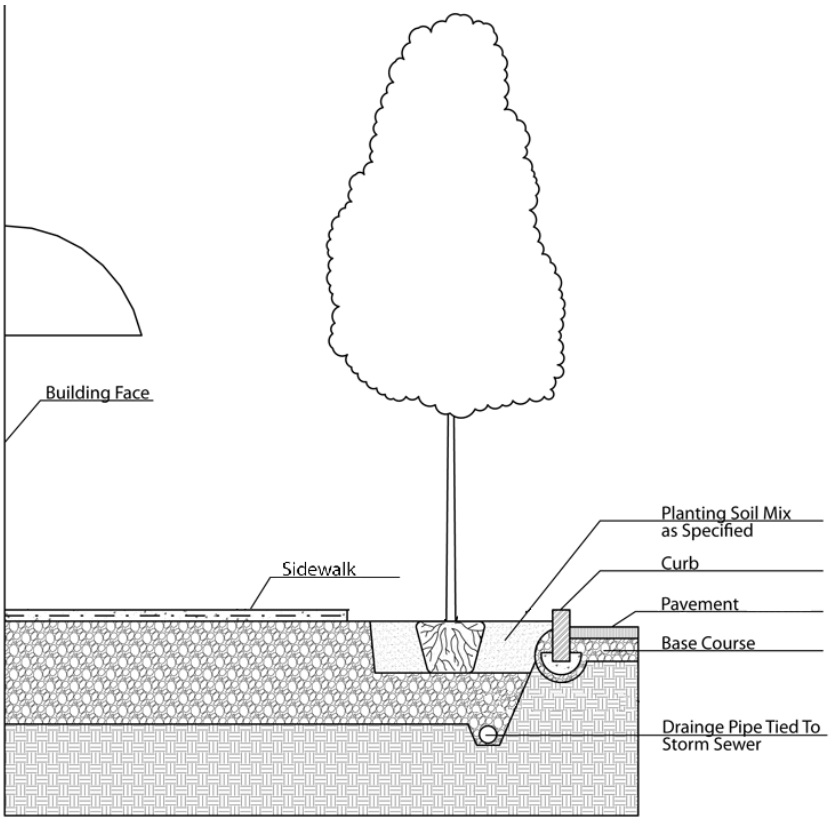
6.3 Street Trees

6.3.1. Street Trees

Street Trees shall be selected from the species list provided in Section 6.3.5 or Section 155.092, Landscaping and Screening Standards, of the Mansfield City Code, and Street Trees shall be planted on center, approximately every 30 feet. Flexibility on planting is permitted to accommodate public and private infrastructure. Street Trees shall be planted prior to the issuance of a certificate of occupancy for any structure on each lot.

6.3.2. Installation Criteria

Street Trees from the Approved Street Tree List in Section 6.3.5 or Section 155.092, Landscaping and Screening Standards, of the Mansfield City Code do not require root barriers or structure soil. Trees planted in tree wells shall generally be installed per the standards shown below.



Planting Detail for Tree Wells

6.3.3. Installation Timing

Street trees shall be planted concurrent with vertical development of an adjacent lot by the developer/ builder of the applicable lot.

6.3.4. Maintenance

The obligation to plant, maintain and replace diseased or dead Street Trees within public right-of-way is the obligation of the adjacent property owner unless the responsibility is assumed by an Owners Association. Replacement trees shall be installed within 30 days of notice from the City. At the discretion of the Director of Planning, the time of year may be a mitigating factor for the allowed time to plant replacement trees.

Street trees must be trimmed to a minimum of 7-feet clearance over sidewalks and parking lanes, a minimum of 10-feet clearance over driveways and parking lots, and a minimum of 14-feet clearance over paseos, fire lanes and travel lanes on streets. The age of tree will be taken into account so early trimming will not result in misshapen trees at maturity.

6.3.5 Approved Street Trees

Caddo Maple Acer barbatum “Caddo”
Texas Persimmon Diospyros virginiana
Texas Ash Fraxinus texensis
Sweetgum Liquidambar styraciflua
Chinese Pistachio Pistacia chinensis
Texas Pistache Pistacia texana

Chinquapin Oak Quercus muhlenbergii
Shumard Oak Quercus shumardi
Texas Red Oak Quercus shumardi “Texana”
Live Oak Quercus virginiana
Pond Cypress Taxodium ascendens
Bald Cypress Taxodium distichum
Winged Elm Ulmus alata
Cedar Elm Ulmus crassifolia
Lacebark Elm Ulmus parvifolia

6.4 Site Landscaping

6.4.1 Landscaping Plant Material

Landscaping plant material shall be selected from the species list provided in Section 6.3.5 or Section 155.092, Landscaping and Screening Standards, of the Mansfield City Code. Flexibility on planting is permitted to accommodate public and private infrastructure. All planting and landscape in the private frontage and private lots shall consist of non-invasive species. Where Canopy and Street trees are required, they shall be a minimum of 3 caliper inches in size at time of planting.

6.4.2 Landscaping Requirements

The landscape requirements shall be regulated by the building frontage type:

6.4.2.1 Yard and Porch Frontage Landscaping Requirements

For lots 60 feet and wider, a minimum of one tree shall be planted on the lot in a location at the discretion of the developer/builder, ensuring to avoid conflicts with existing trees or the required street trees. For lots less than 60 feet wide street trees shall satisfy on-site landscaping requirements.

6.4.2.2 Stoop and Dooryard Frontage Landscaping Requirements

Trees and shrubs shall not be required in the private frontage. Landscaping, where installed, shall consist of durable species tolerant of soil compaction.

6.4.2.3 Forecourt Frontage Landscaping Requirements

Trees and shrubs shall not be required in the private frontage. Landscaping, where installed, shall consist of durable species tolerant of soil compaction. Unless utilized as fire lanes, driveways within forecourts shall be limited to 20 feet in width and portions of driveways in the private frontage may be paved in brick, cobble, stone, or may be paved to match the adjacent public frontage.

6.4.2.4 Shopfront and Terrance Frontage

Trees and shrubs shall not be required in the private frontage. Landscaping, where installed, shall consist of durable species tolerant of soil compaction.

ARTICLE 7. SIGNAGE STANDARDS

7.1 General Standards

- Signage may only be externally lit with full-spectrum source, unless otherwise indicated herein or approved by Warrant.
- Direct lighting, back lighting, and halo lighting is permitted.
- One address number will be attached to the building in proximity to the principal entrance, and one address number shall be installed over the garage or the rear entrance of a building.
- Restaurant and retail areas may have a neon (or LED neon facsimile) or special designed exterior sign if approved by Warrant. In considering the Warrant, such items as its artistic value to the district will be considered.
- Signs that exceed the allowed sign area maximum may be approved by Warrant. In considering the Warrant, such items as architectural and artistic value to the district will be considered.
- All signs shall comply with the provisions of Section 155.090, Sign Standards, of the Mansfield City Code for design, construction, and maintenance, except as provided below.
- Signs permitted by Section 155.090 and signs as identified herein are permitted on the property.

7.2 Prohibited Signs

The following signs will not be permitted:

- Off-Premise signs (unless approved by Warrant for a facility or event of community or regional-wide importance);
- Internally lit sign boxes;
- Injection-molded and back-lit signage of any type;
- Flashing, animated or running light signs;
- Pole signs;
- Portable signs, except Sandwich/A-frame or similar signs in retail areas;
- Digital signs that change images more frequently than once every 30 seconds;
- Balloon and Inflatable Signs;
- Sail or Feather Signs;
- Spray painted and handwritten signs, except window signs applied in a professional manner to the inside of the window using paints; and
- Billboards.

7.3 Sign Types

7.3.1 Wall Signs

- One Wall Sign will be permitted per occupancy, per street frontage. A single occupancy building may be allowed additional signage by Warrant.
- The maximum size of a Wall Sign will be 30 square feet if located 20 feet or higher above grade and 15 square feet if less than 20 feet above grade.
- There will be a minimum 10-foot distance between Wall Signs (excluding Building Identification Sign or Directory Sign).
- In addition, one Wall Sign, not exceeding 6 square feet in area, will be permitted on any side or rear entrance that is open to the public. Such wall signs may only be lighted during the operating hours of business.

7.3.2 Hanging / Projecting Signs

- Hanging Signs will be a maximum of one per occupancy, per building face.
- Hanging Signs will be a maximum area of 12 square feet per side, per Building Face; and will not exceed 5 feet in width.
- Hanging Signs may be suspended from Awnings, galleries, and arcade ceilings.
- Hanging Signs will be a minimum of 8 feet in distance from the ground to the lower edge of the sign.
- Hanging Signs will have a minimum 15-foot distance between signs.

7.3.3 Home Occupation Signs

- Home Occupation Signs will be a maximum of one per residence.
- Home Occupation Signs will be a maximum area of 3 square feet per Building Face and will not exceed 3 feet in width.
- Home Occupation Signs will be mounted on a Building Face, porch, or on a front fence adjacent to or near an entry.

7.3.4 Building Identification Signs

- Building Identification Signs will be a maximum of one per Building Face.
- Building Identification Signs will be a minimum of 12 feet above sidewalk level.
- Building Identification Signs will be a maximum size of 25 square feet.
- Building Identification Signs will be a maximum height of 24 inches for letters or logos.
- Applied letters will be constructed of painted cast metal, bronze, brass, or anodized aluminum. Applied plastic letters will not be permitted.

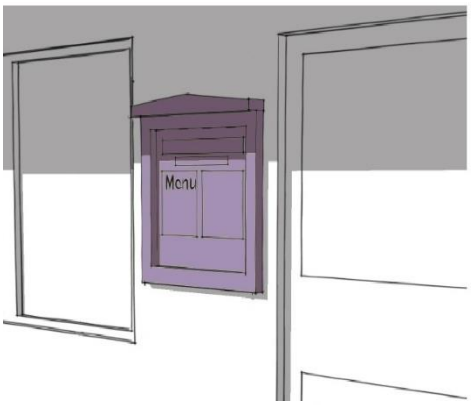
7.3.5 Awning Signs

- Awning Signs will be limited to one per occupancy, per Building Face.
- Awning Signs are permitted for ground floor uses only.
- Awning Signs will be a minimum of 8 feet above sidewalk level for pedestrian clearance.
- Awning Signs will not exceed 10 square feet in sign area and will only be located on the face or surface of the awning.
- If acting as the main business sign, Awning Signs will not be in addition to a wall-mounted sign. If an Awning Sign is acting as an auxiliary business sign, it will be located on the valance only, and the height of the lettering will not exceed 8 inches.

7.3.6 Restaurants and Café Signs

In addition to other signage, restaurants and cafes will be permitted the following and will be limited to one of each type of sign per business:

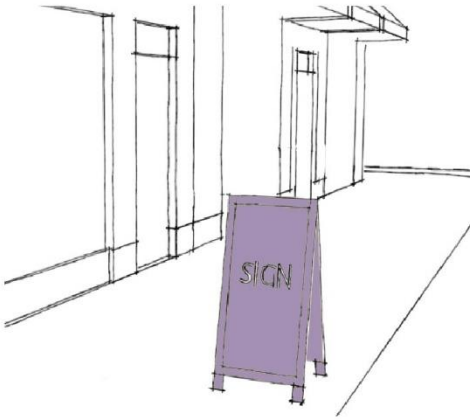
7.3.6.1 Menu Sign



A wall-mounted display featuring the actual menu as used at the dining table, to be contained within a willow wood or metal case and clearly visible through a glass front.

- The display case will be attached to the building wall, next to the main entrance, at a height of approximately 5 feet.
- The Menu Sign will not exceed a total area of 4 square feet and may be lighted.

7.3.6.2 A-Frame / Sandwich Sign



A Sandwich/A-frame sidewalk sign displaying the name of the restaurant, offerings, and hours of operation. A blanket License Agreement from the City to the Owners Association for A-Frame / Sandwich Signs shall be granted for signs that meet the criteria below.

- A-frame signs will not exceed 4 feet in height.
- A-frame signs will not exceed 8 square feet in area per Face.
- A-frame signs may be placed in the amenity zone created by street trees and pedestrian lighting.
- A sign permit will be obtained from the City of Mansfield for use of right-of-way and will not extend closer than one foot from face of curb. A minimum sidewalk width of 6 feet will remain free from intrusion.
- A-frame signs will be limited to one per occupancy.
- A-frame signs will have a temporary duration; they will be permitted during business hours only.

7.3.7 Wayfinding Signs

Wayfinding signs will be uniform in material and color to create a sense of place in a neighborhood. Wayfinding signs are permitted in the right-of-way.

7.3.8 Murals

- Murals are not considered signs.
- Painted murals shall not include any copy for contemporary brands or service providers.
- Painted murals may include copy related to the district, lifestyle, or historic brands.
- Painted murals shall be stylistically compatible with the style of the building it is affixed.
- Murals may be approved by the Owners Association. If outside the purview of the Owners Association, Murals may be approved by Warrant.

7.3.9 Curated Signs/Art

Approved by right when approved by the Owners Association. If outside the purview of the Owners Association, may be approved by Warrant so long as it is consistent with adopted cultural plans.

7.3.10 Sales, Leasing and Construction Related Signs

Offsite sales, real estate, political, leasing and construction related signs are permitted by right during a construction period. All other sales, leasing and construction related signs must be approved as a Warrant.

7.3.11 Temporary Signs

Temporary signs are allowed by right during the construction period. In all other cases they shall comply with all the applicable regulations and restrictions found in Section 155.090 of the Mansfield City Code.

7.3.12 District or Neighborhood Signs

These signs will be uniform in material and color to create a sense of place in the district and shall be subject to review and approval by the City Manager.

7.3.21 Development Signs

These signs shall be subject to review and approval by the City Manager.

ARTICLE 8. BUILDING MATERIALS AND CONFIGURATION.

8.1 General

The minimum standards for the architectural design of all buildings pursuant to the provisions under this Lonestar Mansfield Planned Development District shall be as provided below. These minimum standards for architecture may be supplemented by an Architectural Pattern Book, provided that the provisions contained in the Architectural Pattern Book shall not conflict with any of the provisions for architecture as set forth herein.

8.2 Building Walls

8.2.1 Materials

- Exterior finish material for building walls may be brick, cast stone, stone, stucco, cementitious fiber board. Exterior insulation and finish systems (E.I.F.S.) and vinyl are permitted along all building walls for use in details only.
- Round columns shall adhere to “The Five Orders of Columns (e.g., Composite, Corinthian, Doric, Ionic, and Tuscan)” and made of concrete, stone or synthetic materials that have the appearance of concrete or stone.
- Foundations and piers shall be made of brick, concrete, or stone. Other materials may be permitted by Warrant.
- Exposed facias of foundations and piers shall be made of brick, concrete, or stone.
- Structural posts along Primary frontages shall be made of metal or wood, simulated wood, or composite wood, or shall be covered in facias of these materials. Bases for structural posts along frontage lines shall be brick, cast stone, or stone, or shall be covered in facias of these materials, and shall match the adjacent exterior wall.

- Outbuildings along Primary and Secondary Frontages shall be constructed of materials to match the principal building.

8.2.2 Configuration

- Where multiple primary exterior materials are used on a single plane on a building façade identity, they should be combined horizontally, with the heavier material below the lighter (e.g., stone below brick; brick below stucco; and stucco below cementitious fiber board and wood) except for additive elements such as bays, balconies, porches, oriels, etc.
- All the exterior walls of a single building (including outbuildings) shall maintain a uniform level of quality in materials as the Primary Frontage.
- Architectural detailing on a Secondary Frontages shall match those on the Primary Frontage.
- All brick shall be appropriately detailed and laid to resemble load-bearing construction. All brick shall course exactly to the top, bottom and sides of all wall openings.
- All stone, excluding cast stone, where used, shall be natural rock of the region, shall be laid dry stack or mortared and shall appear to be weight bearing and not applied.
- All stucco shall be 3-coat or equal cement (or masonry) and shall be integral color or painted, and with smooth or sand-finish.
- All exposed exterior wood shall be painted or stained.
- All structural posts along frontages shall be no less than six inches by six inches nominal dimension. Assemblies of posts using several smaller dimensioned posts are allowed, as long as they cumulatively exceed six inches of nominal dimension.

8.3 Roofs

8.3.1 Materials

- Sloped roofs shall be clad in asphalt shingles, slate, non-injection molded faux slate, terra cotta tile, concrete tile with the appearance of terra cotta tile, and wood shingle. Sloped roof cladding may include metal, provided that it complements an architectural style, and that it meets the following criteria:
  - 22 GA steel.
  - Uplift resistance of prepared roof-covering materials UL 580 Class 90.
  - Impact resistance of prepared roof-covering materials UL2218 Class 4.
  - Fire tests of roof coverings UL 790. Class A, B, C. External fire exposure.
- Flat roofs shall be clad in commercial roofing or similar.
- Flat roofs shall be permitted.

8.3.2 Configuration.

- Where used on a building, sloped roofs along frontages shall have pitched roofs with slopes no less than 6:12. Porches, stoops, and dormers may have shed roofs with pitch no less than 3:12.
- Where used on a building, flat roofs shall be surrounded by a horizontal parapet wall no less than 42 inches high on all sides where the roof deck meets the parapet wall. All flat roofs that are the primary roof structure on residential Building Categories 1, 2, and 3 shall be designed to be activated for private use. The primary roof structure does not include bay windows.

8.4 Openings

8.4.1 Materials

- All windows shall be made of painted aluminum, vinyl, resin, fiberglass, or wood.
- All shutters shall be made of wood, metal, composite wood, or polyurethane. Other materials may be approved by Warrant.
- Garage doors shall be made of metal or composite wood or wood. Garage door materials may include glass, provided that it complements an architectural style.
- Residential buildings shall have a limit for building façade openings. A minimum of 15 percent and a maximum of 40 percent of an individual building façade may be used for openings (except where ground floor shopfronts are required or provided). For this provision, glazed bays should be considered as a subordinate part of an overall façade identity and not considered separately. More than 40% of the wall can be provided as openings or a glazed feature if approved by Warrant.

8.4.2 Configuration

- All doors and windows shall be appropriately spaced along a building façade to create a harmonious composition, whether evenly spaced, symmetrical, syncopated, or evocative of a specific style or historic precedent.
- All door and window header heights shall be consistent along a building façade with allowances for changes of grade and expression of a historical architectural style.
- All windows along a building façade identity set along a frontage line shall be rectangular in shape and vertically proportioned, with the exception of transom windows. Windows that are square, ovular, or circular in shape may only be utilized if specific to an architectural style and precedent.
- All windows along a building façade shall be recessed at least 2.5 inches in depth in exterior finish material of brick, stone, or stucco; and flush-mounted windows are not permitted.
- Shutters are not required to be operable, and if non-operable, shall be of proportions which are approximate to an operable shutter for the window. Shutters shall be in louvered panel, solid panel, or board-and-batten style of construction.

8.5 Attachments

8.5.1 Materials

- All balcony floors shall be concrete slab, metal, or wood. A vinyl membrane may be used if not visible from the ground. Exposed facias of balcony floors shall be painted concrete, metal, painted wood, or painted products (such as cementitious fiber board) approximating these materials. Synthetic materials and wood may be permitted provided they have the appearance of the materials noted above.
- All porch floors shall be of brick, concrete slab, pavers, or stone. A vinyl membrane may be used if not visible from the ground. Exposed facias of porch floors shall be painted concrete, metal, painted wood, or painted products (such as cementitious fiber board) approximating these materials. Synthetic materials and wood may be permitted provided they have the appearance of the materials noted above.
- All stoops, including the landing and the exterior stairs, shall be vertically cladded entirely in brick, stone, parge coat, synthetic stone or thin brick, or part of a larger building bay or oriel paneled assembly incorporated into the building design, as appropriate to the architectural style.

8.5.2 Configuration

- Balconies that cantilever shall be supported by brackets made of concrete beams or profiled sills, or wood beams, or other architectural support appropriate to the architectural style and scale.
- Bay windows shall extend to the ground or be supported by concrete or wood brackets of appropriate scale. Synthetic materials and wood may be permitted provided they have the appearance of the materials noted above. An Oriel is allowed above the first floor.

8.6 Screening

8.6.1 Building mechanical equipment such as electric meters, gas meters, water meters, and transformers and refuse storage not located on an alley or private drive shall be visually screened as permitted by the franchise utility providers. In the event the franchise utility provider does not permit screening within its easements, then the building mechanical equipment may be located along Frontages without screening.

8.6.2 Rooftop mechanical equipment located on low-slope (i.e., flat) roofs shall be fully screened along Primary and Secondary Frontages by parapet walls or opaque screening enclosures both of which shall be at least 12 inches greater in height than the equipment.

8.6.3 Outdoor refuse and outdoor recycling collection receptacles shall not be located along frontages. All collection receptacles shall be visually screened on all sides by a solid wall that is a minimum of six feet in height, and constructed of a material matching the adjacent building façade. All access doors into the collection receptacle shall be made of opaque metal matching the height of the solid walls. Lids shall be required on collection receptacles that are not in a roofed enclosure.

8.7 Shopfronts

8.7. Materials

All shopfronts shall be constructed of glass, glass block, brick, stone, stucco, concrete, cast stone, synthetic stone, cementitious fiberboard, wood, or custom metal work.

Bulkheads

Shopfronts may have a recessed bulkhead between 18 and 36 inches in height and be constructed of an opaque material compatible with the adjacent building façade.

8.7. Openings:

All Shopfronts shall have openings for display windows and may have transom windows as follows:

- **Display Windows**
  Display windows shall be placed above the bulkhead and cover a minimum of 50 percent of the total building wall area between 2 and 8 feet above the adjacent sidewalk. Urban Flex Shopfront frontages are permitted to be constructed at residential window heights and proportions by Warrant**.**
- **Transom Windows**
  Transom windows shall be between 2 and 4 feet in height and may be installed above the display windows. The glazed area over 8 feet shall count toward the minimum required area.

8.7. External Sign Bands

The architectural design of all Commercial Ready Shopfronts shall include a portion of the façade above the windows/storefront of first floor where signs can be placed. This can take the form of a band or identified locations on the spandrels/wall of the building. This is not required in the event of use of transom windows.

ARTICLE 9. BUILDING USE

9.1 General

- Building use shall be in accordance with Table 4: Use Table.
- There shall be no minimum nor maximum density restriction.

9.2 Additional Rules and Regulations

9.2.1 Bed and Breakfast:

- Food service shall be provided.
- The maximum length of stay shall not exceed 14 days.

9.2.2 Live-Work Unit:

- The building area for commercial activity shall be restricted to the first story and internal loft areas.
- The front 30’ of depth of the ground floor shall not include a bedroom, kitchen or dining area intended for residential use.
- The maximum number of employees, including the business operator, is three. More than three employees may be permitted by Warrant.
- If there are less than three employees, no off-street parking is required.
- If there are more than three employees, the parking requirements for the commercial function shall be determined by Warrant.

9.2.3 Outdoor Private Civic Amenities:

- Food trucks, temporary and seasonal buildings, beer gardens, outdoor cafes, walk-up outdoor movie theaters, game, and sports venues are encouraged.
  - These uses are highly recommended to enhance the civic quality of life and emotional place attachments of a neighborhood.
  - They may be within right-of-way or on either public or private Open Space or land held for future development.
  - They may be a place holder on a future development site.
  - If within a ROW or Public Open Space pursuant a duly approved license.
  - Electric Meters and outlets to support these activities and uses can be located on discrete edges of open spaces provided with landscaping or other screening.
- These uses are intended to attract pedestrian traffic and may use existing on-street parking. There will be no additional parking required.
- No additional permanent restrooms are required. Restrooms may be shared between amenities and nearby buildings.

- These amenities may only be allowed by Warrant. A Warrant awarded to an Owners Association may be awarded without a time limit. A Warrant awarded to any other party shall be limited in duration in proportion to the investment being made.

9.2.4 Retail Buildings (Under 3,000 Square Feet):

- The building area available for retail use is limited to buildings at corner locations.
- The hours of operation for an establishment shall be limited from 7:00 a.m. to 10:00 p.m.
- A food service establishment shall be further limited to seating no more than 30 patrons.
- Retail and Restaurant buildings associated with an Owners' Association amenity space are exempt from these additional rules and regulations.

9.3 Specific Use Permits

9.3.1 Functions that require a specific use permit are subject to approval in accordance with Section 155.080 of the Mansfield City Code.

9.4 Prohibited Uses

9.4.1 The following specific uses are not allowed:

- Adult entertainment or adult-themed business;
- Automotive sales, automotive repair, or automotive service facility;
- Body piercing parlor or tattoo parlor;
- Car wash;
- Check cashing;
- Drive-through facility;
- Gas station;
- Pawn shop;
- Retail sales of tobacco products as a primary use;
- Wholesale business;
- Warehouse Distribution;
- Industrial Fabrication;
- Outdoor storage; and
- Mini-Warehouse.

9.5 Nonconformities

9.5.1 Where buildings exist on adjacent lots, the Director may allow a proposed building to match the setbacks and heights of adjacent buildings rather than the provisions of this PD by Warrant.

TABLE 4: USE TABLE.

THIS TABLE DELEGATES SPECIFIC USES WITHIN THE PD DISTRICT.

RESIDENTIAL:	
ACCESSORY UNIT	■
BUNGALOW COURT	■
HOME OCCUPATION	■
MIXED-USE BUILDING	■#
MULTI-FAMILY RESIDENTIAL BUILDING	■#
SENIOR HOUSING	
ROW HOUSE	■
SINGLE-FAMILY RESIDENTIAL (DETACHED)	■
LODGING:	
BED AND BREAKFAST (UP TO 5 ROOMS)	■
HOTEL (NO ROOM LIMIT)	
OFFICE:	
CO-WORKING SPACE	■
LIVE-WORK UNIT	■
OFFICE BUILDING	

RETAIL:	
ARTISAN RETAIL	■
BEER GARDEN OR POP-UP RESTAURANT	*
COMMERCIAL KITCHEN	*
DISPLAY GALLERY	■
ENTERTAINMENT VENUE	*
FOOD TRUCK PARK	■
KIOSK	□*
OPEN-MARKET BUILDING	■*
PERSONAL SERVICE	■
RESTAURANT	□*
RETAIL BUILDING (UNDER 3,000 SQUARE FEET)	■
RETAIL BUILDING (OVER 3,000 SQUARE FEET)	*
TAVERN, BREWPUB, OR DISTILLERY*	□*
OTHER: INDUSTRIAL:	
SMALL SCALE CRAFT MANUFACTURING	

OTHER: CIVIC:	
CONFERENCE CENTER OR EXHIBITION CENTER	
FOUNTAIN OR PUBLIC ART	■
MUSEUM	
OUTDOOR AUDITORIUM / THEATER / MOVIE THEATER	■
RELIGIOUS ASSEMBLY	□
HOA AMENITY CENTER	■
OTHER: EDUCATION:	
CHILDCARE CENTER	□
ELEMENTARY SCHOOL	■
HIGH SCHOOL	
INTERMEDIARY SCHOOL	□
OTHER: AGRICULTURE:	
COMMUNITY GARDEN	■
FARMER'S MARKET	□*
GARDEN (PRIVATE FRONTAGE)	■

■ FUNCTION PERMITTED BY-RIGHT

□ FUNCTION PERMITTED BY APPROVAL OF A SPECIFIC USE PERMIT

FUNCTION NOT PERMITTED

*Allowed by-right only when associated with or operated by an Owners' Association.

Building type may only be utilized on lots designated as Enhanced Urban Edge and elsewhere permitted by Warrant.

ARTICLE 10. DEFINITIONS.

This PD provides definitions for terms in this PD that are technical in nature or that otherwise may not reflect a common usage of the term. If a term is not defined in this PD, then the existing zoning ordinance definitions shall control. If a term is not defined in either, then the Development Review Committee shall determine the correct definition.

ACCESSORY UNIT: A residential unit not greater than 800 square feet sharing ownership and utility connections with a principal building; and it may or may not be within an outbuilding (SYNONYM: ANCILLARY UNIT).

ALLEY: A private thoroughfare designated to be a secondary means of vehicular access to the rear or side of properties; an alley may connect to a vehicular driveway that is located to the rear of lots providing access to outbuildings, service areas, and parking; and containing utility easements (SYNONYM: MEWS).

ALLOWED ENCROACHMENTS: Any structural element that encroaches, other than a Frontage Type. Allowed encroachments into setbacks and easements may include eves, gutters, chimneys, utility meters, planter boxes, porches, stoops, bay windows, balconies, terraces, masonry-clad footed chimneys, sunrooms, attached pergolas, garden room, oriels, and colonnades. Encroachments may encroach beyond the build-to line up to the right-of-way..

ARCADE: A private frontage principally for retail use wherein the building façade is a colonnade supporting habitable space that overlaps the sidewalk while the building façade at the sidewalk level remains at the frontage line.

ARCHITECTURAL PATTERN BOOK: A graphic and narrative architectural regulatory document which describes how blocks and buildings will be organized vertically, horizontally, proportionally, materially, and by style. It is intended to complement the architectural standards of this form-based development district, and it may also direct wellness, performance, and environmental goals. It may be a public or private document authored, maintained, and managed by a municipal entity or a Property Owner's Association or Homeowner's Association. It describes the design intent of all improvements included within a neighborhood.

ARTISANAL RETAIL: A shop in which goods are custom-prepared, displayed, or sold in small quantities that are often one-of-a-kind items. The use may also include the production, incidental storage, display, and sale of such goods or may be a place where a small number of persons are engaged in arts and crafts activities in a class or studio.

ARTISTIC NEON: The use of neon signs in a manner that is creative beyond a modern use of a conventional neon sign or reminiscent of classic/ iconic neon signs.

ASSOCIATION DOCUMENTS: Consists of the Owner's Association Restrictions and Covenants and related documents required for the creation of an Owners Association.

ATTACHED GREEN: An Open Space which is located between a residential property and a street with adjacent homes facing or siding to the open space.

ATTACHED PERGOLA: An outdoor structure with columns that support a roofing grid of beams and is attached to the wall of a home or structure often for shade or greenery.

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

AWNING: A fixed or movable shading structure, cantilevered or otherwise entirely supported from a building, used to protect outdoor spaces from sun, rain, and other natural conditions. Awnings are typically used to cover outdoor seating for restaurants and cafés.

BACK BUILDING: A single-story structure that extends to the rear of a principal building and is often connected to an outbuilding.

BALCONY: An open air exterior extension of an upper floor of a building, enclosed up to a height of about three feet by a wall or balustrade

BAY WINDOW: A window projecting outward typically comprised of three parts, with a larger center window unit and two narrow windows on either side.

BED AND BREAKFAST: A lodging type offering 1 to 5 bedrooms and permitted to serve food to guests.

BLADE SIGN: A sign that is made from rigid material mounted perpendicular to a building wall with one side attached or supported by a device extending from a building wall or suspended from an overhang.

BLOCK: The aggregate of all the private lots, open spaces, cross-block passages, and alleys, circumscribed by thoroughfares as the ROW line.

BLOCK FACE: The aggregate of all the building façades on one side of a block.

BUILD-TO-LINE: Is a fixed dimension shown on a final plat and Regulating Plan within the range of the allowed Build -to-Zone of each building type. Each block face on a final plat must show a Build-to-Line or Build-to-Line Zone. Buildings built along a block face must have their principal building facade on the Build-to-Line in the percentage described herein. It is not a setback. Allowed encroachments are allowed to extend in front of a Build-to-Line. The Allowed Encroachments can be included as part of a structure to comply with the percentage frontage requirement. When several building types share a block face, the dominate building type by frontage dimension shall control.

BUILD-TO-ZONE: A range containing the Build-to-Line within which a principal building façade shall be built within. Build-to-Zones are indicated by building type. When several building types share a block face, the dominate building type by frontage dimension shall control.

BUILDING CONFIGURATION: The form of a building, based on its massing, on its private frontage, and on its height.

BUILDING DISPOSITION: The placement of a building on its lot.

BUILDING HEIGHT: The vertical extent of a building measured in stories. Other methods of height, such as feet do not apply.

BUNGALOW: a small detached single family home with a floor area between 500 and 800 square feet. A Bungalow is not required to have an attached garage.

BUNGALOW COURT: A type of residential development which features 6 to 12 small houses that may be detached or may share a party wall with another dwelling, and arranged around a central green on a common lot. Bungalow Courts may be platted on a single lot or individually platted lots. Bungalow Courts may be platted on a single lot or individually plated lots. No Bungalow Court shall be located within 800 feet of another Bungalow Court. See Diagram 1.

Diagram 1. Photograph of Bungalow Court.

BY RIGHT: Characterizing a proposal or a component of a proposal that complies with this PD and is permitted and processed administratively, without a public hearing (SEE VARIANCE AND WARRANT).

CANAL STREET: A public or private open space that replaces a street with a canal in a neighborhood structure.

CHARLESTON SIDE PORCH: A building type in which a side façade, and not the front façade has a long porch parallel to the side façade. The porch may face the internal side lot line or external side lot line.

CIVIC: The term defining not-for-profit organizations dedicated to arts, culture, education, government, municipal government, and recreation.

COLONADE: A sequence of columns supporting a horizontal member (often an entablature) that are spaced at regular intervals that can be free-standing or part of a building to define a space.

COMMERCIAL: The term collectively defining lodging, office, and retail functions.

CORNER LOT: A lot or parcel of land abutting two or more thoroughfares, Open Space, Woonerf, Paseo at their intersection.

COURTYARD: A disposition where the building occupies the boundaries of its lot while internally defining one or more private spaces.

CROSS-BLOCK PASSAGE or Paseo: A publicly accessible way providing access through a block that is restricted to pedestrian use and limited vehicular access.

DEVELOPMENT REVIEW COMMITTEE: The Development Review Committee is comprised of a representative from each of the various departments which have jurisdiction over the permitting of a project as appointed by the City Manager.

DIRECTOR OF PLANNING: means the Director of Planning or his / her designee.

DOORYARD: A private frontage type with a shallow setback, and front garden or patio, usually with a low wall or a hedge at the frontage line (VARIATION: LIGHT WELL OR LIGHT COURT).

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

EDGEYARD: A type of disposition where a building occupies the center of its lot with setbacks on all sides.

ELEVATION: An exterior wall of a building that is not along a frontage line (SEE FAÇADE).

ENCROACH: To break the plane of either a vertical or horizontal regulatory limit with a structural element, so that it extends into a setback, into the public frontage, or above a height limit.

ENFRONT: To place an element along a frontage.

ENHANCED URBAN EDGE: A transition area between areas of intensity. The Enhanced Urban Edge shall be depicted on the Concept Plan and Regulating Plan.

FAÇADE: The exterior wall of a building set along a frontage line.

FAÇADE IDENTITY: The increment of a primary frontage distinguished from the adjacent façade increments by the use of architectural style, materials, colors, plane, ornamentation, allowed encroachments, etc.. These should be no longer than 300' per primary frontage unless the adjacent façade increment is too small to adequately hold a separate identity. Adjacent corner primary frontages may have the same façade identity.

FENCE: A permeable metal or wooden wall, independent of a building, and that is located along a frontage line.

MOBILE FOOD VENDOR PARK: A property intended for permanent location for 3 or more food trucks. All such properties shall include required infrastructure and public seating for all food trucks serving guests in the park.

FORECOURT: A private frontage wherein a portion of the building façade is close to the frontage line and the central portion is set back.

FRONT SETBACK: The distance as measured from the frontage line to the point where a building may be constructed. This area shall be maintained clear of permanent structures with the exception of Allowed Encroachments.

FRONTAGE: The area between a building façade and the vehicular lanes and is inclusive of its built and its planted components. A frontage is divided into the private frontage and the public frontage.

FRONTAGE BUILDOUT: The percentage of the lot width that is occupied by the building façade within the Primary Frontage.

FRONTAGE LINE: A lot line bordering a public frontage.

FRONTAGE REQUIREMENT: A minimum amount of a principal building façade width along a Primary Frontage on the designated Build-to-Line expressed as a percentage of the building facade to the Primary Frontage.

FUNCTION: the use or the uses accommodated by a building and its lot.

GALLERY: A private frontage wherein the building façade is aligned close to the frontage line with an attached cantilevered shed or lightweight colonnade overlapping the sidewalk.

GARDEN ROOM: A room constructed into an Allowed Encroachment with windows to maximize natural light and display views of the outdoors (SYNONYM: SUNROOM).

GREEN: A open space for unstructured recreation, and that is spatially defined by landscaping rather than building frontages.

GREEN STREET: A public or private open space that replaces a street in a neighborhood structure.

INSET GREEN: an open space with two or more sides fronted by buildings.

LIGHT WELL: A private frontage that is a below-grade entrance or recess designed to allow light into basements (SYNONYM: LIGHT COURT).

LINER BUILDING: A building specifically designed to mask a parking lot or a parking structure from a frontage. Provide a finished street wall along shallow frontages.

LIVE-WORK UNIT: A mixed-use unit consisting of a commercial function and a residential function. The commercial function is restricted to the first story of the unit. It is intended to be occupied by a business operator who lives in the same structure that contains the commercial function (SYNONYM: FLEX HOUSE).

LOADING DOCK: An area in which goods and products are moved on and off a vehicle, including the stall or berth, apron, and maneuvering room.

LODGING: A building function available for daily and weekly renting of bedrooms.

LOT: A parcel of land accommodating a building or buildings that are under the same ownership.

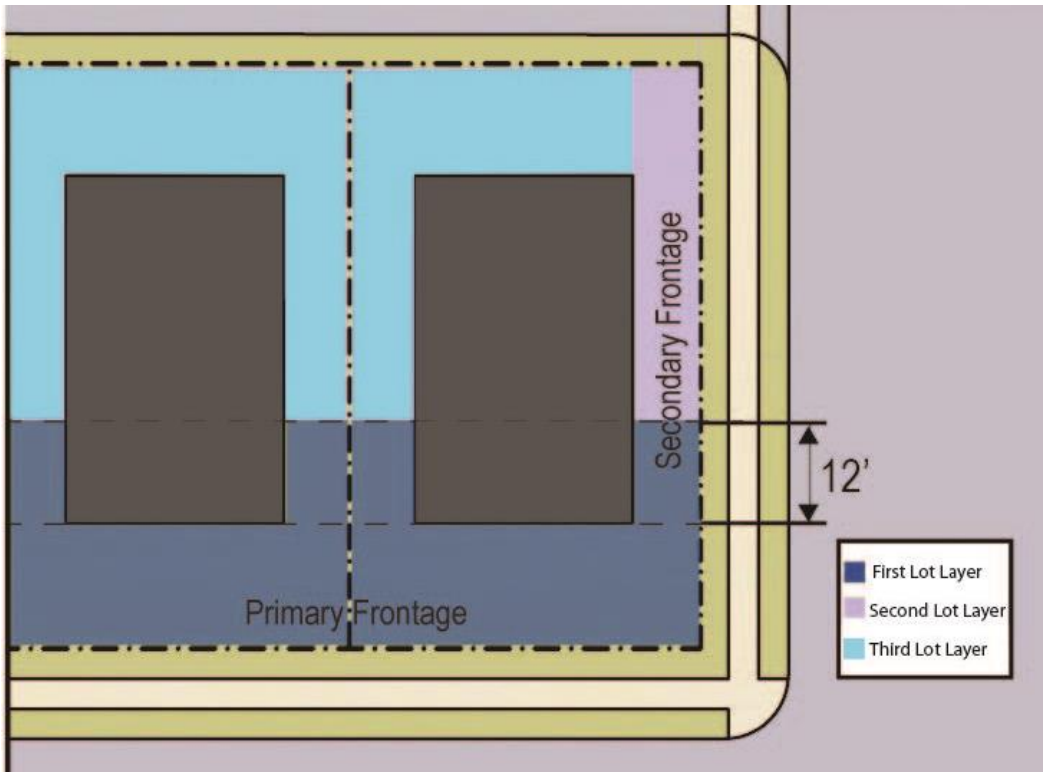
LOT COVERAGE: The percentage of a lot that is covered by buildings and other roofed structures.

LOT LAYER: A range of depth of a lot within which certain elements are permitted to be located.

LOT LAYER, FIRST: The area of a lot that is comprised of the area between the Primary Frontage line and 12 feet behind front Build-to Line.

LOT LAYER, SECOND: The area of a lot that is comprised of the area 12 feet behind the front Build-to Line along a secondary frontage.

LOT LAYER, THIRD: The area behind the outermost rear corner of the primary building and to the rear and side of the primary building.



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

LOT OCCUPATION: A category for the area of the lot that may contain buildings, regulated in terms of width and coverage metrics.

LOT WIDTH: The length of the Primary Frontage line of a lot.

MANOR HOUSE: A Building that is similar in character and scale to a single-family house from the street façade but contains 3-12 individual dwelling units accessible through a single or multiple entrances. A Manor House contains units for rental or sale. Maximum of 12 units per building on a single lot.

MANUFACTURING: The making of articles on a large-scale using machinery.

MASTER SET OF PLANS: Building Plans, including floor plans and elevation plans, approved as a group for Residential Building Types.

MEWS: A private thoroughfare designated to be a secondary means of vehicular access to the rear or side of properties; a Mews may connect to a vehicular driveway that is located to the rear of lots

providing access to outbuildings, service areas, and parking; and containing utility easements (SYNONYM: ALLEY).

MIXED USE: Multiple functions that are either located within the same building through superimposition or adjacency.

MURAL: Any piece of artwork that is painted, tiled, or otherwise applied directly to an exterior wall.

NEIGHBORHOOD ARCHITECT: Is the individual(s) or firm(s) employed by an association to create and manage the application of a private Pattern Book within the borders of the association.

NEIGHBORHOOD: Is a term used to describe any settlement with explicit or implied boundaries. It may have a single use or broad mix of uses. It is an emotional term to describe a feeling of belonging in a place regardless of use, ownership, or length of stay. It is an affection of place which translates into long-term sustainability.

NONCONFORMITY: An existing function, structure, lot, or site improvement that is in compliance with the zoning regulations that were applicable to it when it was established, and for which all the required permits were issued, but which does not conform in whole or in part to the regulations of this PD. Such nonconformity is legal and may continue except as regulated by this PD.

OFFICE: Premises available for the transaction of general business but excluding retail.

OPEN SPACE: An outdoor area permanently dedicated exclusively for private or public use.

ORIEL: A singular bay window (or stack of bay windows) that does not reach the ground.

OUTBUILDING: An accessory building, which is usually located toward the rear of the same lot as a principal building, and that sometimes may be connected to the principal building by a back building.

OWNERS ASSOCIATION: An incorporated or unincorporated association owned by or whose members consist primarily of the owners of the property covered by the dedicatory instrument and through which the owners, Developer, or the board of directors or similar governing body, manage or regulate the residential or nonresidential uses within the property covered by the dedicatory instrument. The property subject to a Lonestar Mansfield Planned Development District may consist of multiple Owners Associations, whether a master association and subsidiary associations or multiple independent associations, which may be characterized as “Property Owners Associations”, (POA in the singular, POA’s in the plural), or “Homeowners Associations”, (HOA in the singular, HOA’s in the plural).

PARK: An open space that is a natural preserve and is available for unstructured recreation.

PARKING STRUCTURE: A building containing one or more stories of vehicular parking above or below grade.

PASEO: A publicly accessible way providing access through a block that is restricted to pedestrian use and limited vehicular access. Also referred to as a Cross-Block Passage.

PHASING PLAN: A plan that shows the delivery of infrastructure necessary to serve development within the Property. Phases shown on a Phasing Plan are not required to develop sequentially. This plan is an element of the Concept Plan.

PLANTER: The element of the public frontage which accommodates street trees, whether continuous or individual.

PLAZA: A open space designed for unstructured recreation and civic purposes, and spatially defined by building frontages and consisting of paved surfaces. A piece of civic art may be included as visual terminus. Trees are not often used within the plaza but may be on the edges. If the edge includes an arcade, trees are not allowed.

PORCH: An open-air room that is appended to a building, with a floor and a roof, but no walls on the sides facing frontages. A porch is meant to be furnished as occupiable space.

PRIMARY FRONTAGE: The frontage designated to be the front façade and principal entrance to the building as well as the measure of minimum lot width (SEE FRONTAGE).

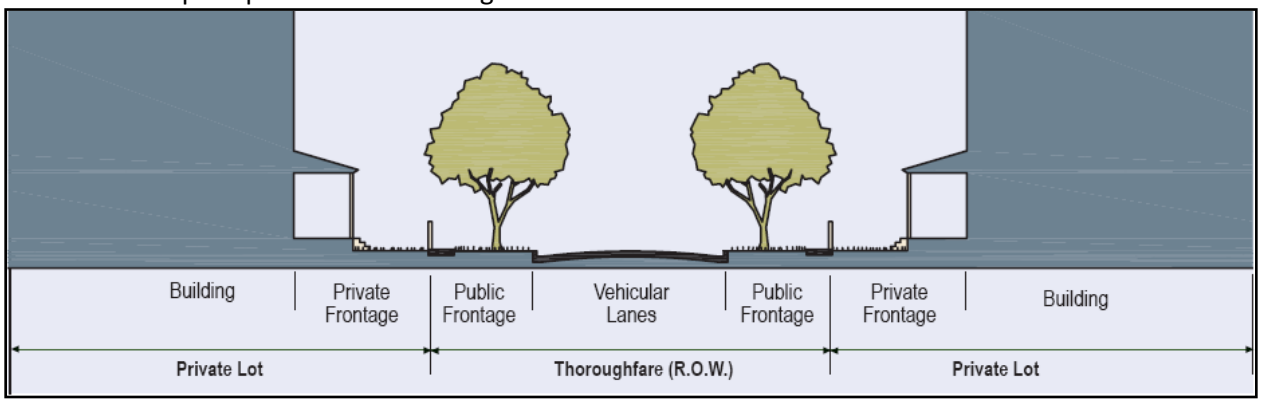
PRIMARY PORCH: The porch at the Primary Frontage of a house.

PRINCIPAL BUILDING: The main building on a lot, and usually located toward the frontage.

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

PRIVATE FRONTAGE: The privately held layer between the frontage line and the principal building façade.

PUBLIC FRONTAGE: The area between the curb of the vehicular lanes and the frontage line or the lot edge of an open space and the frontage line.



PLAYGROUND: A open space that is designed and equipped for the recreation of children. A playground shall be fenced and may include an open shelter.

REAR YARD: A disposition where the building occupies the full frontage, leaving the rear of the lot as the sole yard.

REAR SETBACK: The distance as measured from the rear lot line to the point where a building may be constructed. This area shall be maintained clear of permanent structures with the exception of encroachments.

REGULATING PLAN: A zoning map or set of maps that shows the transect zones, open spaces, thoroughfare assignments, non-conforming districts if any, and Urban Design Requirements if any, of areas that are subject to, or potentially subject to, regulation by this Section.

REQUIRED PARKING: The number of parking spaces needed to accommodate a building or buildings on a single lot according to its function or functions. These may be either on-site, on-street, or remote.

RESIDENTIAL: Characterizing premises available for human dwelling.

RETAIL: Characterizing premises available for the sale of merchandise and food service.

ROW HOUSE: A single-family residential unit sharing a party wall with another of the same type and that occupies the full frontage line. A Row House consists of two or more units. (SYNONYM: TOWN HOUSE).

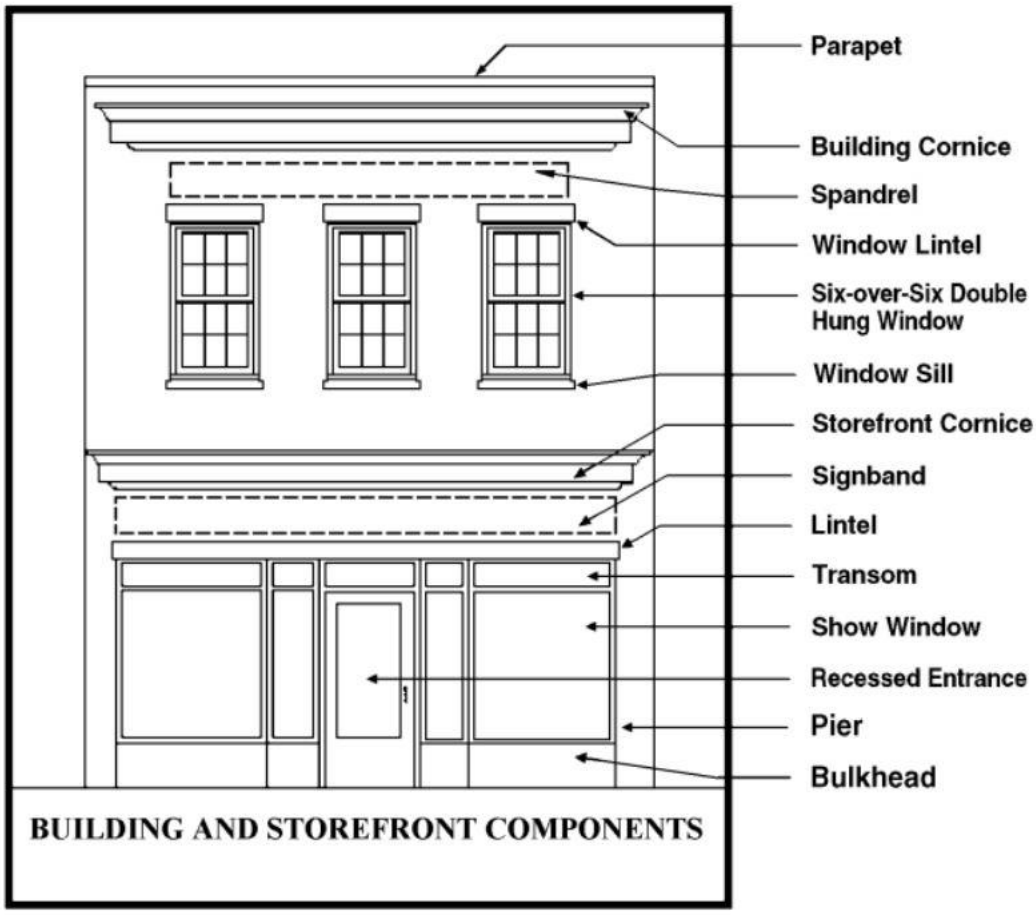
SCHEMATIC BUILDING ELEVATION: An exhibit depicting the design intent of building form, fenestration, and materials. Building materials shall be described as to type and configuration.

SECONDARY FRONTAGE: On corner lots fronting on streets, open space, muse, inset greens, and Paseos, the private frontage not designated as the Primary Frontage. Except for corner lots and lots fronting on streets, open space, muse, inset greens, and Paseos, the Secondary Frontage does not have the same detail as the Primary Frontage, but consists of the same exterior finish material as the Primary Frontage.

SERVICE AREA: The portion of a lot or a building exclusively dedicated to service in the form of shipping and receiving, trash and recycling collection and storage, housing of mechanical equipment and outdoor storage areas.

SETBACK: The area of a lot measured from the lot line to a building façade or a building elevation that is maintained clear of permanent structures, with the exception of Allowed Encroachments (VARIATION: BUILD-TO-LINE).

SHOPFRONT: A private frontage most conventional for retail use with substantial glazing wherein the building façade is aligned close to the frontage line and the building entrance is located at sidewalk grade. Standards for Shopfronts along Commercial Ready and Urban Flex Frontages are provided in this Section. A Shopfront may include some or all of the building façade elements indicated in the image below, except as otherwise required by the architectural standards of this Section:



SIDEWALK: The paved section of the public or private frontage that is dedicated exclusively to pedestrian activity (SYNONYM: WALKWAY).

SIDE YARD: A disposition where the building occupies one side of the lot with the setback to the other side. If the adjacent building is similar, with a blank side wall, the yard is quite private. May include exclusive-use and maintenance easements.

SIGN BAND: A wall area of a non-residential building built along a portion of a Primary or Secondary Frontage allocated for the placement of a sign above a shopfront or at the cornice. A sign band is integral to the architecture of the building.

SQUARE: A open space designed for unstructured recreation and civic purposes, and spatially defined by building frontages and consisting of paths, lawns, and trees, all formally disposed. May be any shape.

STREET TREE GUIDELINES: Is a primarily graphic document showing the specific placement street trees across all public streets, private streets, green streets, and paseos. It may assign a species or range of species to specific locations in the plan. It will include a table of allowed street trees permitted

by this PD. It has a minimum 11”X17” format. It is managed by either a Property Owner’s Association or Homeowner’s Association.

STOOP: A private frontage that is most conventional for residential use wherein the building façade is aligned close to the frontage line with the first story elevated from the sidewalk for privacy, with an exterior stair and a landing at the entrance. Stoops are meant to be entry features as distinguished from porches that are occupiable space.

STORY: A habitable level within a principal building and an outbuilding by which height is measured but excluding an attic or a raised basement.

STREETSCREEN: A freestanding wall built along the frontage line, or coplanar with a building façade (SYNONYM: STREETWALL).

SUNROOM: A room constructed with windows to maximize natural light and display views of the outdoors (SYNONYM: GARDEN ROOM).

TERRACE: A private frontage wherein an upper floor building facade is set back from the frontage line by an elevated structure that is an occupiable space.

TERMINATED VISTA: A location at the axial conclusion of a thoroughfare or viewshed.

TERTIARY FRONTAGE: Frontages not fronting a street or open space including, but not limited to (i) frontages on a residential side yard, 12 feet behind the Build-to-Line, between lots, (ii) frontages on a rear yard, (iii) frontages on an alley, (iv) frontages not visible from Primary and Secondary Frontages, (v) frontages within interior courtyards, (vi) frontages adjacent to or abutting structures including parking garages, (vii) other similar frontage.

THOROUGHFARE: A public way for use by vehicular and pedestrian traffic and intended to provide access to lots and open spaces, consisting of vehicular lanes and the public frontage.

TRAFFIC CALMING: A method for using either horizontal deflection methods such as bump outs or chicanes or vertical deflection such as speed tables or woonerfs to slow traffic.

TRANSOM: A transverse horizontal crosspiece separating a door from a window above it or a section of façade that may or may not contain a window above the course of display windows.

URBAN DESIGN REQUIREMENTS: Are provisions of this PD that modify or extend specific requirements as designated on a Regulating Plan or other map for those provisions.

URBAN FLEX FRONTAGE: A building shopfront at the sidewalk level, built to accommodate either commercial, residential or live/work uses. (SEE ALSO: SHOPFRONT)

VARIANCE: A ruling that would permit a practice that either is not consistent with a specific provision or the Intent of this PD.

WARRANT: A ruling that would permit a practice that is not consistent with a specific provision of this PD, but it is justified by its Intent.

WINDOW SIGN: A sign that is plainly visible from the outside of the building and located on either the external surface of the window or within 25 inches of the internal surface of the window.

WOONERF: A pedestrian priority street lacking a change in grade at the curb line. Traffic cartways and/or parking lanes are delineated by the use of bollards. The cartway may be colored and impressed to indicate a change in materials and vehicle passage lanes.

EXHIBIT A: BUILDING STANDARDS

	Name	Lot Widths (min. – max.) (1)	Lot Depth (min.)	Side Yard (min.) (2) (3) (11)	Build-to-Zone Front Street (min.-max.) (10)	Build-to-Zone Side Street (min.-max.)	Rear Setback Alley	Rear Setback No Alley (min.)	Off Street Parking Spaces/ dwelling unit (min.)	Garage Placement	Height in Stories (min.-max.) (4) (5)	Area (SF)/ Dwelling Unit (min. – max.) (9)	Allowed Encroachments Permitted (Sec. 4.4.2)	Accessory Unit Permitted (6)
Category 1 (14)	Estate	60’+	110’	5’ or 3’/7’ split	20’-30’	10’	7’-9’ or 17’ min.	10’	2	Rear / Pull-through	1-2	2500 – No Max	Yes	Yes
	Township	45’-59’	100’	5’ or 3’/7’ split	15’-25’	10’	7’-9’ or 17’ min.	-	2	Rear / Pull-through	1-2	2000 - 3000	Yes	Yes
Category 2 (12)	Cottage	35’-44’	90’	3’	10’-25’	10’	7’-9’ or 17’ min.	-	2	Rear	1-2	1500 - 2500	Yes	Yes
	Casita	25’-34’	80’	3’	5’-10’	5’-10’	7’-9’ or 17’ min.	-	1	Rear	1-2	800 - 1800	Yes	Yes
	Bungalow	No min. or max.	No min. or max.	3’	5’-10’	5’-10’	7’-9’ or 17’ min.	5’	1	Rear (parking may be offsite)	1-2	500 – 800	Yes	No
Category 3	Row House Wide (13)	25’-35’	60’	0’	5’-10’	5’-10’	7’-9’ or 17’ min.	-	2	Rear	2-3	1200 – No Max	Yes	Yes
	Row House Narrow (13)	16’-24’	50’	0’	5’-10’	5’-10’	7’-9’ or 17’ min.	-	1	Rear	2-3	850 – No Max	Yes	Yes
	Manor House (15)	50’-180’	50’	5’	5’-20’	5’-10’	7’-9’ or 17’ min.	-	1	Rear	2-3	500 – 1500	Yes	Yes
Category 4 (16)	Multifamily (15)	No min. - 300’	No min. or max.	10’	5’-20’	5’-10’	7’-9’ or 17’ min.	10’	*(7)	Rear (parking may be offsite)	3-4	500 – No Max	Yes	No
	Mixed-Use (15)	No min. - 300’.	No min. or max.	10’	5’-20’	5’-10’	7’-9’ or 17’ min.	10’	*(7)	Rear (parking may be offsite)	3-4	500 – No Max	Yes	No

Additional Criteria:

(1) The maximum lot width may be increased by 5 feet on corner lots to accommodate wrap around porches, secondary entries, or other Allowed Encroachments.
(2) Encroachments over a side property line and easements are permitted for eves, gutters, chimneys, utility meters and other similar features.
(3) Rear loaded garages may be attached at the side property line.
(4) Building Height does not include bonus rooms under roof.
(5) Row House building height shall be a minimum of 2 stories.
(6) The habitable area of an accessory unit within a principal building or an outbuilding shall not exceed 800 square feet.
(7) See Parking Requirement in Sec. 5.4.
(8) Build-to-Zones, and setbacks are calculated from ROW lines or Open Space property lines.
(9) Minimum and maximum unit size may be changed by up to 15% by Warrant.
(10) The Front Build to Zone is permitted to be the least restrictive standard allowed for building types on an individual Block Face to accommodate congruous mixing of building types.
(11) 3’/7’ Spilt refers to a 10’ overall building separation with one side yard being 3’ to the property line with the adjacent side yard being 7’ to the property line.
(12) Category 2 building types shall maintain a minimum 6’ building separation.
(13) Row Houses shall maintain a minimum 10’ building separation between separate Row House buildings.
(14) Category 1 buildings may be allowed front facing or pull through garages as authorized under Sec. 5.6.1.2 and shown on the approved Regulating Plan.
(15) Building type may only be utilized on lots designated as Enhanced Urban Edge and elsewhere permitted by Warrant.
(16) Building type may utilize lobby entrances allowed by Warrant.

EXHIBIT B: THOROUGHFARE ASSEMBLIES

Where in conflict, criteria in the street sections included shall control over design criteria in other applicable City ordinances.

Type	*Name on Diagram*			*Walks*	*Parkway*	*Parking Lane*	*Travel*	*Median*	*Travel*	*Parking Lane*	*Parkway*	*Walks*	*Curb Return Radii*	*Bulb Outs*	*Median*	*AutoTurn Needed*	*Parking Type (note 7)*	*Building Type Adjacent*	*Transect zone*	*NOTES*
Urban Avenue I	A	120	84	12	0	19	23	12	23	19	0	12	15'	Yes	No	No	P(8') D(19')	Cm, R, UR	T5, T6	
Urban Avenue II	A	86	62	12	0	19	12	0	12	19	0	12	15'	Yes	No	No	P(8') D(19')	Cm, R, UR	T5, T6	
Urban Avenue III	A	58	34	12	0	8	18			8	0	12	15'	Permitted	No	No	P(8') D(19')	Cm, R, UR	T5, T6	
Avenue I	A	86	60	6	7	8	22	0	22	8	7	6	15'	Yes	No	No	P(8') D(19')	Cm, R, UR	T5, T6	
Boulevard I	B	98	60	6	7	8	22	12	22	8	7	6	15'	Yes	Yes 12' wide	No	P(8') D(19')	Cm, R, UR	T3, T4,T5, T6	
Boulevard II	B	70	36	6	7	8	10	8	10	8	7	6	15'	Yes	Yes 8' wide	No	P(8') D(19')	Cm, R, UR	T3, T4,T5, T6	
Urban Street I	S	60	36	12		8	10	0	10	8	12		15'	Yes	No	No	P(8') D(19')	R	T3, T4, T5	
Urban One Way Street I	SIW	76	52	12	0	19	12			19	0	12	15'	Yes	No	No	D(19')	Cm, R	T4, T5	
Urban One way Street II	S1W	43	20	12		8	12			8	6	5	20' 1 side	Permitted	No	Yes	P(8') D(19')	Cm, R	T4, T5, T6	
Neighborhood Street I	S	61	40	10	0	19	13			19	6	5	15'	Permitted	No	No	P(8')	Cm, R, UR	T4, T5	Needs mid-block choker
Neighborhood Street II	S	43	21	5	6	8	13			8	6	5	15'	Permitted	No	Yes	P(8')	R	T3	Needs mid-block choker
Yeild Street I	S	50	27	5	6.5	8	11			8	6.5	5	15'	No	No	Yes	P(8')	R	T3, T4	Needs mid-block choker
Yeild Street II	S	54	32	5	6	8	8	0	8	8	6	5	15'	Permitted	No	No	P(8')	R	T3, T4, P	
Neighborhood One way Street I	SIW	60	38	10	0	19	12			19	6	5	15'	Permitted	No	Yes	P(8') D(19')	R, P	T3, T4	
Neighborhood One way Street II	S1W	40	18	5	6	8	10			8	6	5	25' 1 side	Permitted	No	Yes	P(8')	R	T3	
Neighborhood Court	C	37	26	5	6	8	18			8	0	0	15	Permitted	No	Yes	P(8')	R	T3, T4	
Neighborhood One way Court	C1W	35	13	5	6	0	13			0	6	5	15'	Permitted	No	Yes	None	R	T6 through T3	
Parkway	PW	76	36	6	8	0	18	12	18	0	8	6	20' both sides	No	Yes	No	None	R	T4, T5, T6	
One way Parkway I	P1W	59	31	6	8	19	12	0	0	19	8	6	20' both sides	Yes, 1 side	No	Yes	D(19')	R	T3, T4, T5	
One way Parkway II	PIW	40	12	6	8	0	12			0	8	6	20' both sides	Yes	No	No	None	R	T3, T4, T5	
Edge Street	ES	34	23	5	6	8	15			8	0	0	15'	No	No	No	P(8')	R	T3	
Park crossing	PC	46	24	5	6	0	12	0	12	0	6	5	15	No	No	No	None	OS	T3, T4, T5	
Bridge Street	B	46	34	6	0	6 Bike	11	0	11	6 Bike	0	6	25'	No	No	No	None	N/A	Open Space	

Type						*Parking*	*Parkway*	*Travel*	*Parkway*	*Parking*			*Curb Return Radii*	*Bulb Outs*	*Median*	*AutoTurn Needed*	*Parking Type (note 7)*	*Building Type Adjacent*	*Transect zone*	
Residential Mews	RA	20	16			7' Private	2	16	2	7' Private			15'	No	No	Yes	None	R, Cm	T3, T4, T5	30' clear zone
Residential Alley	RA	14	12			7' Private	2	10	2	7' Private			15'	No	No	Yes	None	R	T3, T4, T5	20' clear zone
Commercial Alley	CA	20	16					20					20'	No	No	Yes	None	Cm	T3, T4, T5	

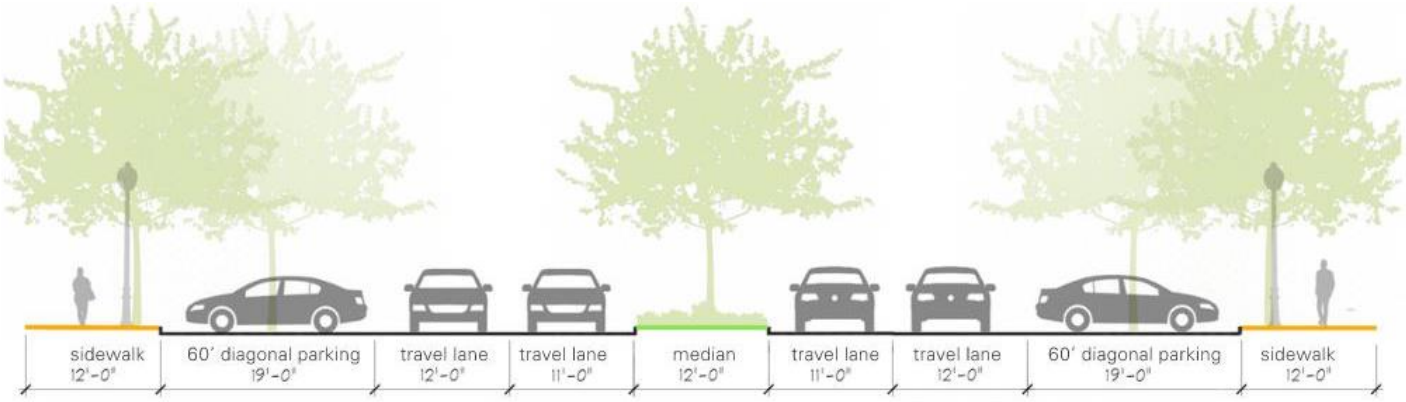
SPECIAL SECTION: Woonerf, see site specific design.

NOTES:

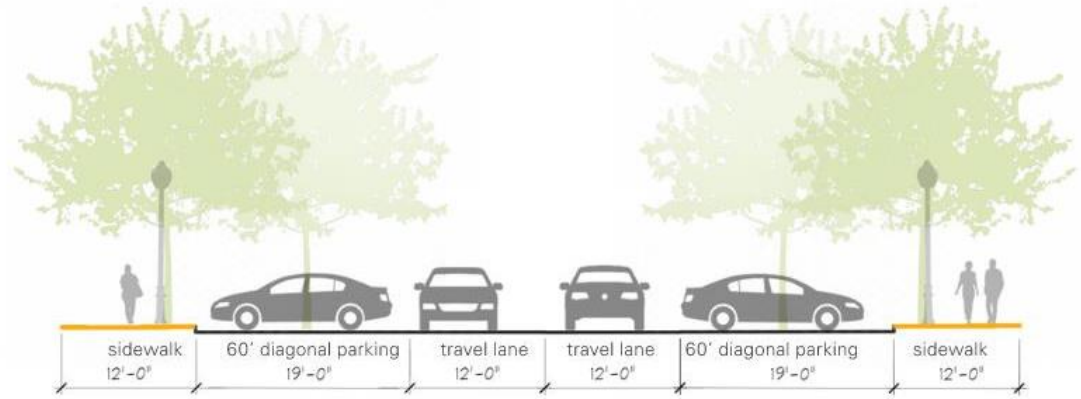
1. "Permitted" means that if the section is in or adjacent to T4 or T5 bulb outs should be used.
2. An advanced stop bar should be located at least 6 feet in advance of the crosswalk to reinforce yielding to pedestrians.
3. High--visibility ladder, zebra, and continental crosswalk markings are preferable to standard parallel or otherwise noted (T4/T5).
4. Interim curb extensions may be incorporated using flexible posts and epoxied gravel.
5. Accessible curb ramps are required by the Americans with Disabilities Act (ADA) at all crosswalks.
6. Autoturn needed at time of project design to determine geometrics of red curbs. Curb radii may change depending on model results, but shall not exceed 22' radius.
7. P=parallel, D=diagonal 60 degrees Note: for diagonal parking, reverse-in diagonal is allowed.
8. R=residential, Cm=commercial/retail, P=public space w/building, O=Open space, V=varies
9. Trees in curb extensions are to be 3'-6" from travel lane
10. Urban Avenue can convert to Boulevard if insert a minimum 12' median.
11. Diagonal parking in a street section can be convert to parallel Parking and the travel lane adjacent to the parallel parking side can be reduce to 11 ft
12. Minimum lane width at the intersections with bulb-outs shall be 24' for the length of the bulb-out extension from the PCR (point of curb return).

EXHIBIT B: THOROUGHFARE ASSEMBLIES

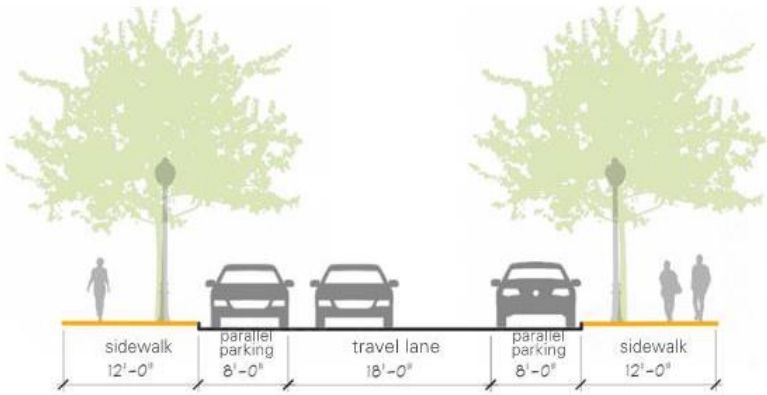
Below are graphic examples of some of the of the sections depicted in the above table, but not every iteration permitted by the table is depicted.



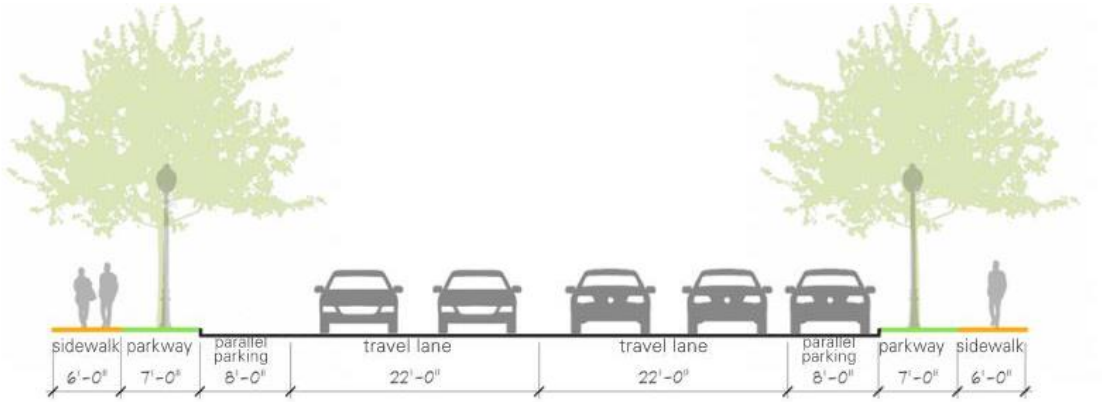
A - 120 - 84
Urban Avenue I



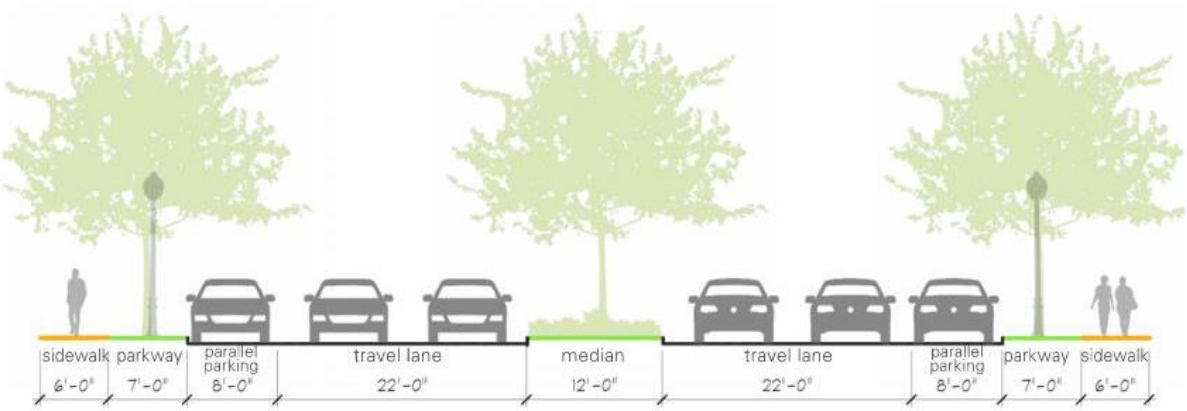
A - 86 - 62
Urban Avenue II



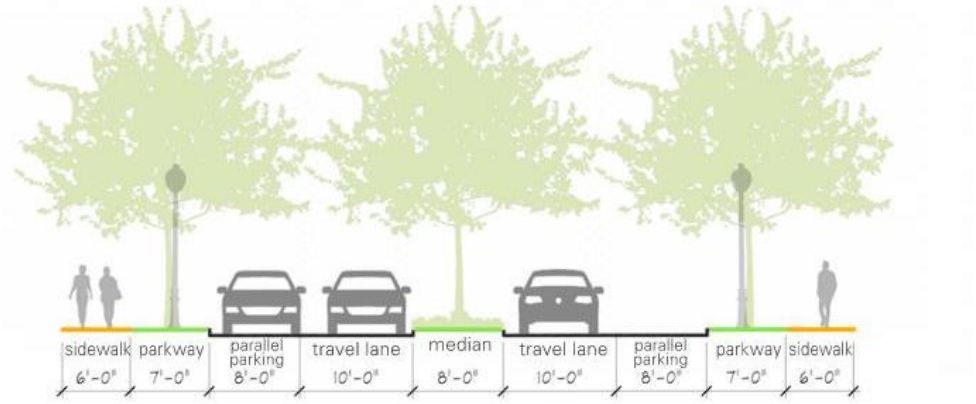
A - 58 - 34
Urban Avenue III



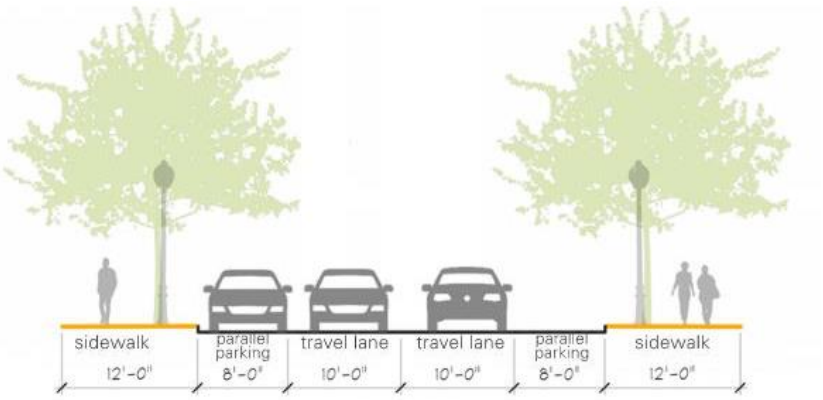
A - 86 - 60
Avenue I



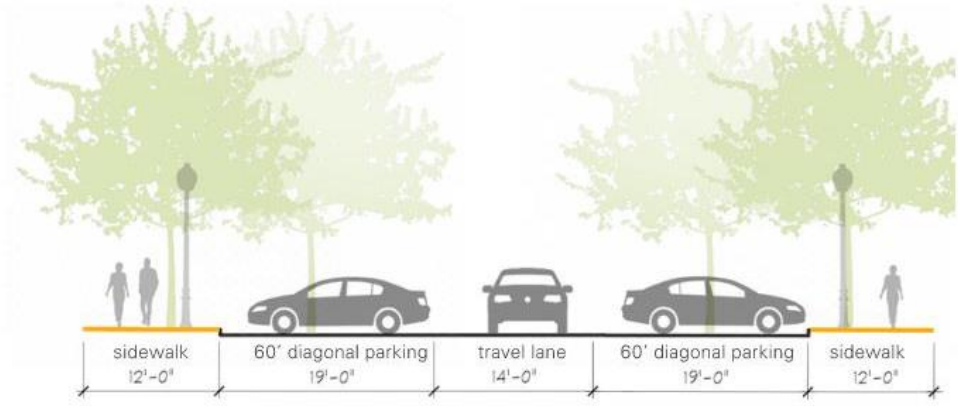
B - 98 - 60
Boulevard I



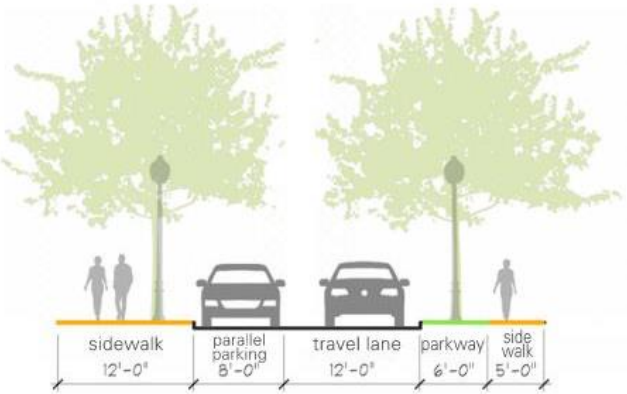
B - 70 - 36
Boulevard II



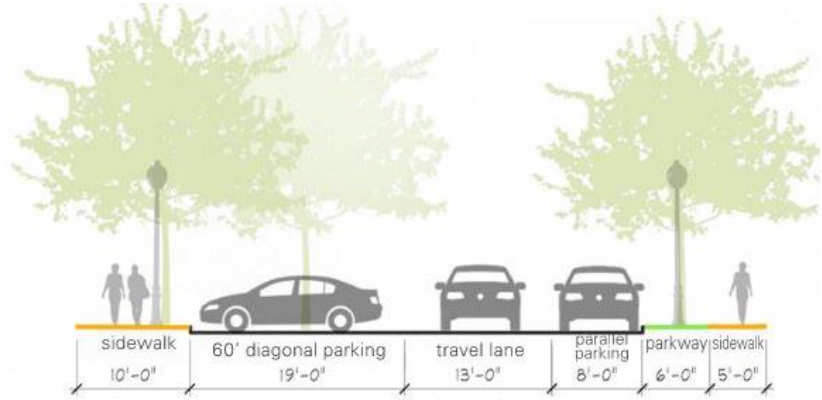
S - 60 - 36
Urban Street I



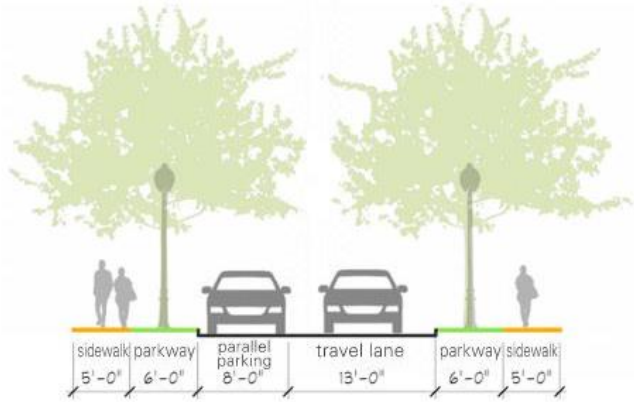
SIW - 76- 52
Urban One Way Street I



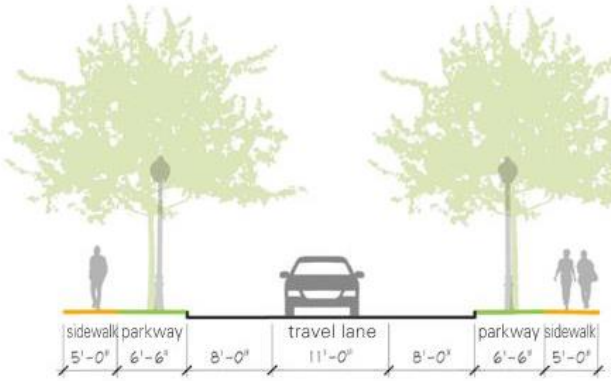
SIW - 43 - 20
Urban One Way Street II



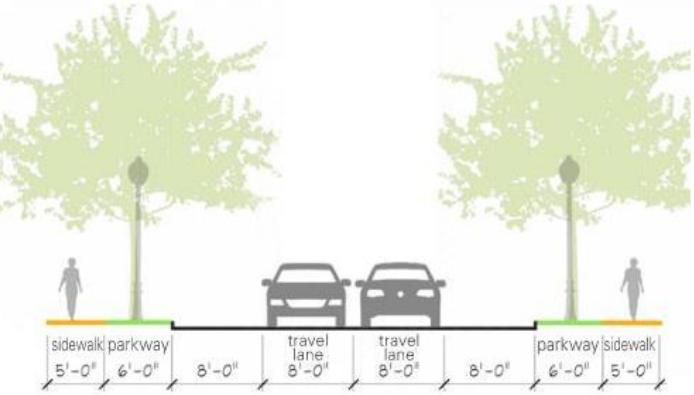
S - 61 - 40
Neighborhood street I



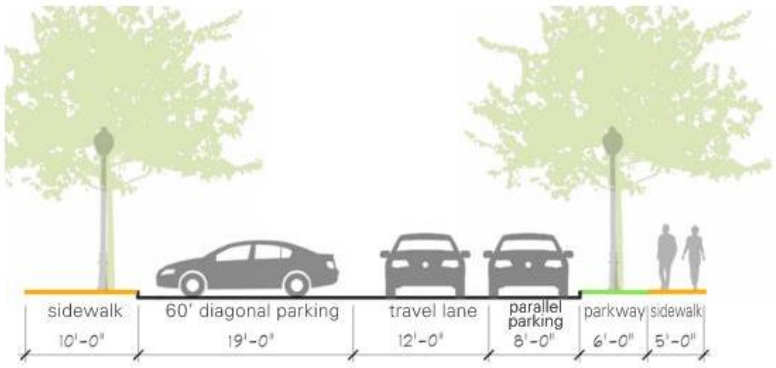
S - 43 - 21
Neighborhood street II



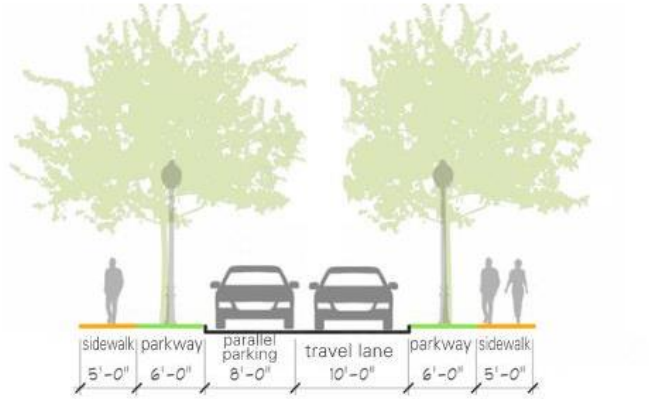
S - 50 - 27
Yield street I



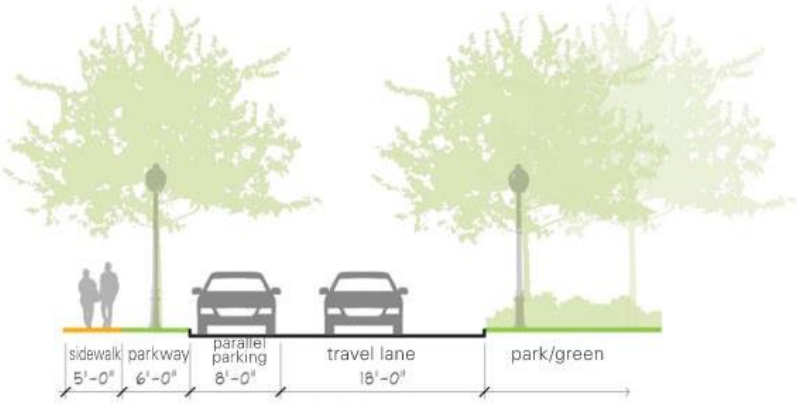
S - 54 - 32
Yield street II



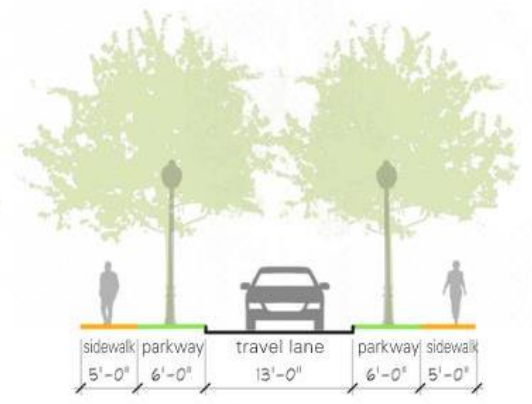
SIW - 60 - 39
Neighborhood One Way Street I



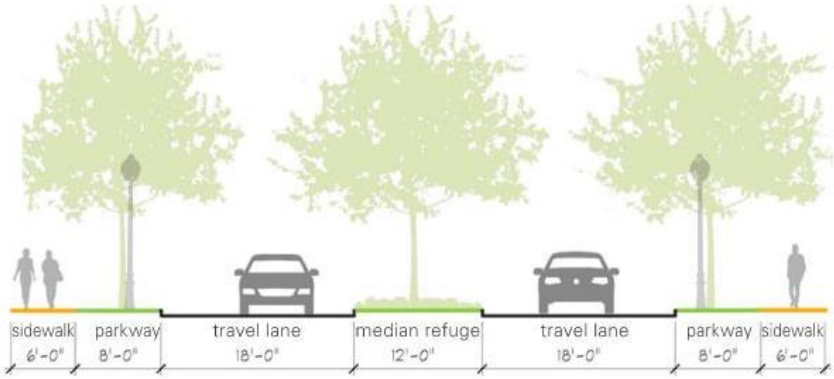
SIW - 40 - 18
Neighborhood One Way Street II



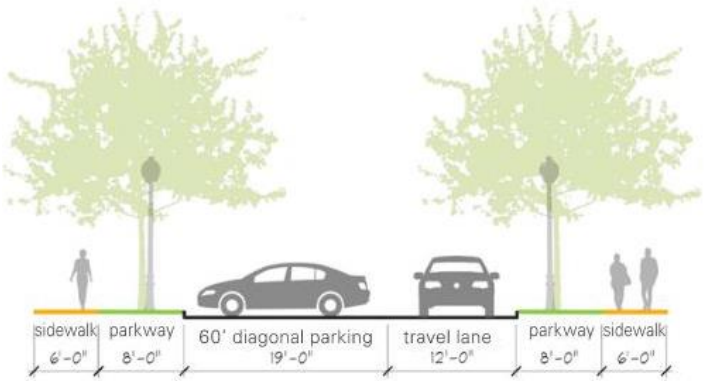
C - 37 - 26
Neighborhood Court



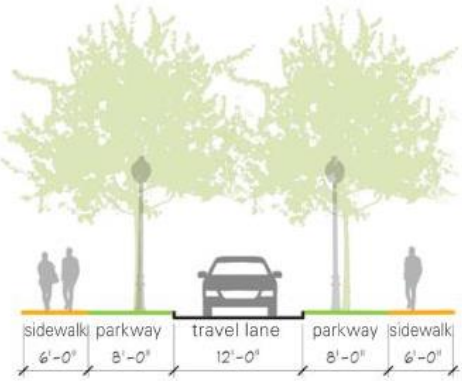
CIW - 35 - 13
Neighborhood One Way Court



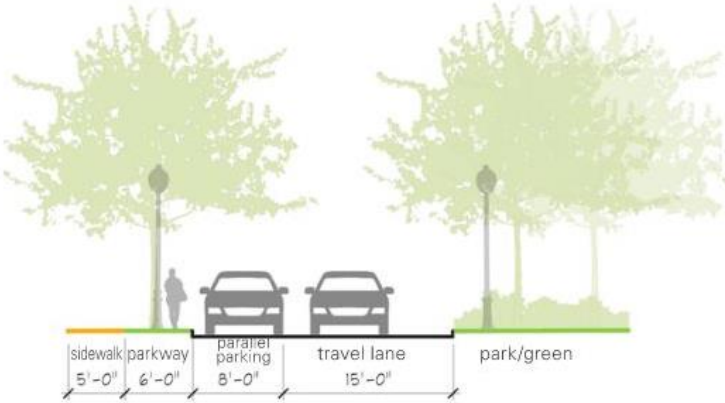
PW - 76 - 36
Parkway



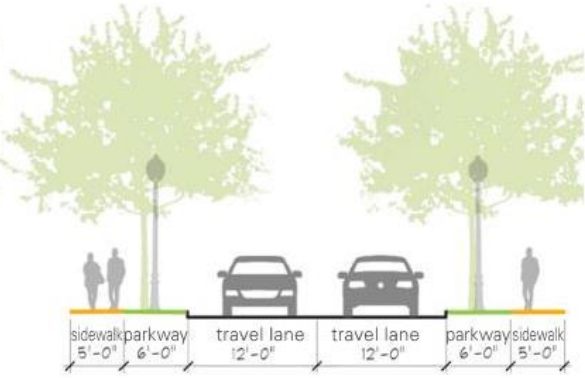
PIW - 59 - 31
One Way Parkway I



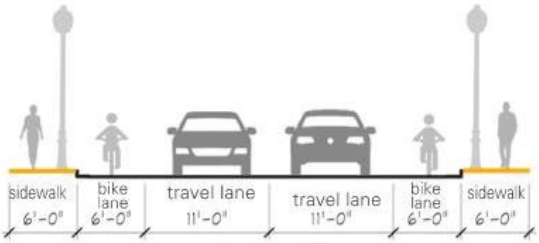
PIW - 40 - 12
One Way Parkway II



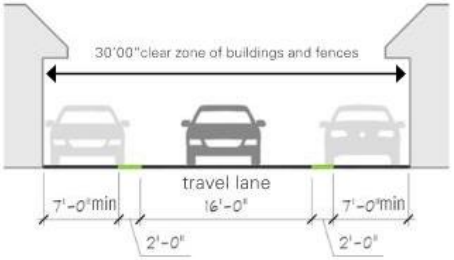
ES - 34 - 23
Edge Street



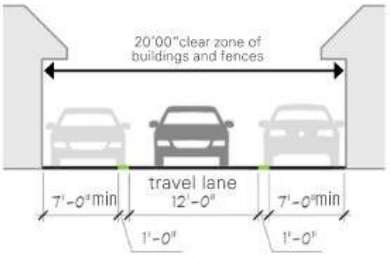
PC - 46 - 24
Park Crossing



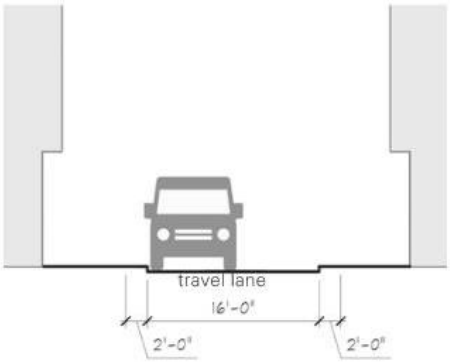
B - 46 - 34
Bridge Street



RA - 20 - 16
Residential Mews



RA - 14 - 12
Residential Alley



CA - 20 - 16
Commercial Alley

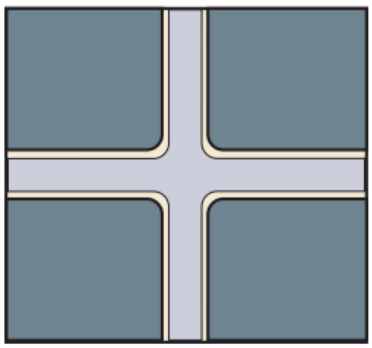
EXHIBIT C: INTERSECTION ASSEMBLIES

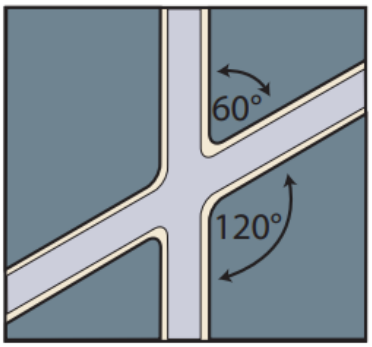
Where in conflict, criteria in the intersection assemblies shall control over design criteria in other applicable City ordinances.

INTERSECTION CHARACTERISTICS

FOUR-LEG INTERSECTIONS

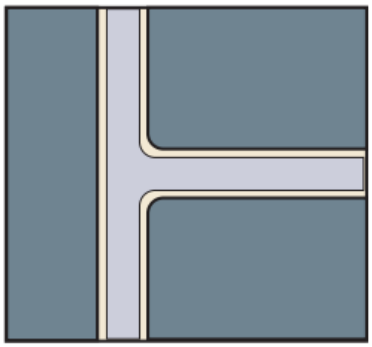
Four-leg intersections can vary from two lightly traveled local roads to a complex intersection of two main roadways. The intersection control can vary from uncontrolled, yield controlled, stop controlled or, for intersections with higher volumes, signal controlled. The type of intersection control varies based on traffic speed, traffic volumes, pedestrian crossing volumes and sight distance. For traffic purposes, intersections function best when designed at 90 degree or perpendicular. However, in urban areas there may be a desire to allow flexibility in intersection approach angles to allow for unique urban design features. This intersection skew should not be less than 60 degrees. If it is less than 60 degrees, then intersection modifications should be implemented to reduce the skew.

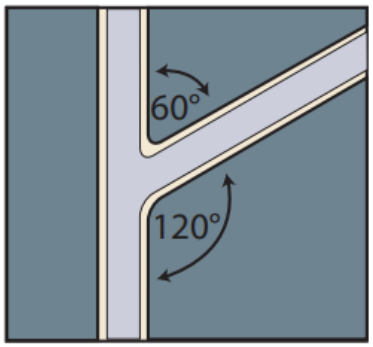


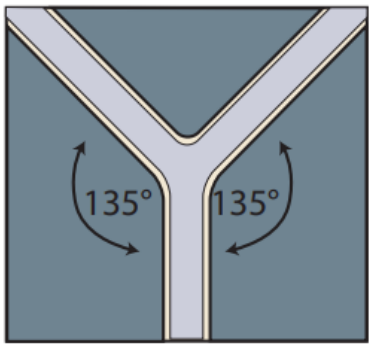


THREE-LEG OR T-INTERSECTIONS

Many of the design principles found in four-leg intersections apply to three-leg intersections. Intersection control can vary depending on a number of factors and the intersection skew of a T-intersection should not be less than 60 degrees. For a "Y" intersection the typical approach angles are 135 degrees. These intersections are uncommon but provide urban design features that can add unique architectural and design elements to the area.







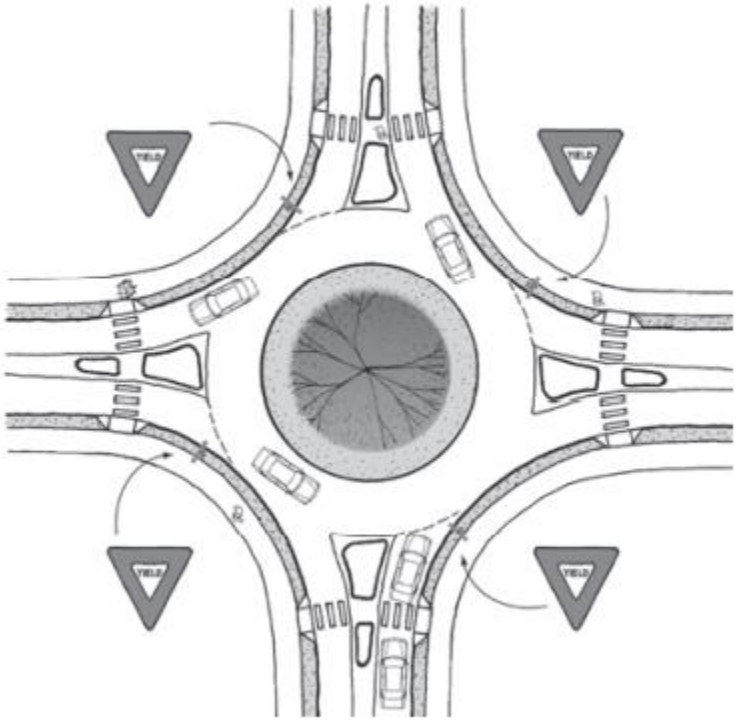
MODERN ROUNDABOUTS

The purpose of a modern roundabout is to increase vehicle capacity at the intersection, slow traffic and reduce the frequency and severity of collisions. They are not generally used to enhance pedestrian and bicycle safety. Roundabouts are not always the appropriate solution. General principles and considerations for the design of modern roundabouts include the following:

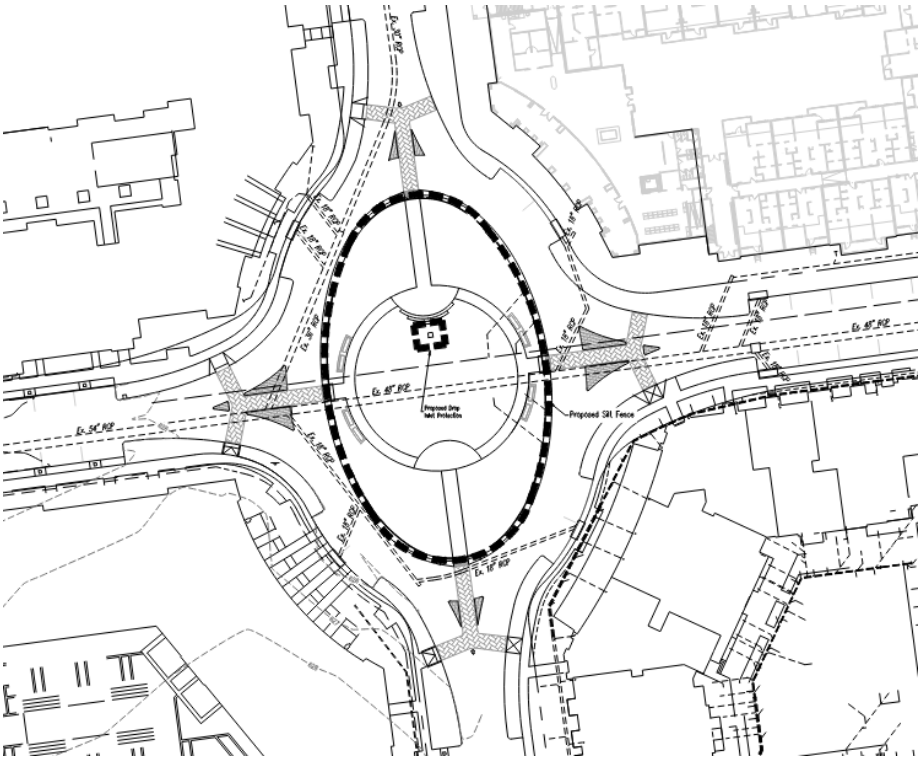
- Type of design vehicle;
- Use by disabled and visually impaired persons; and

• Effects on pedestrian route directness.

A modern roundabout should be designed to reduce the relative speeds between conflicting traffic streams and the absolute speed of vehicles and to improve pedestrian safety. The curved path that vehicles must negotiate slows the traffic. Vehicles entering need to be properly deflected and yield to traffic already in the circulating roadway of the roundabout. Internal speed operating or target speeds shall be between 15 and 19 mph.



A modified version of a modern roundabout, an ovalabout, may also be used.



CURB EXTENSIONS

Curb extensions (also called nubs, bulb-outs, knuckles, or neck-downs) extend the line of the curb into the traveled way, reducing the width of the street. Curb extensions typically occur at intersections but can be used at midblock locations to shadow the width of a parking lane, bus stop, or loading zone. These are called chokers. Curb extensions can provide the following benefits:

- Reduce pedestrian crossing distance and exposure to traffic;
- Improve driver and pedestrian visibility at intersections;
- Separate parking maneuvers from vehicles turning at the intersections;
- Visually and physically narrow the traveled way, resulting in a calming effect;
- Encourage and facilitate pedestrian crossing at preferred locations;
- Keep vehicles from parking too close to intersections and blocking crosswalks;
- Provide wider waiting areas at crosswalks and intersection bus stops;
- Reduce the effective curb-return radius and slow turning traffic;
- Provide space for level landings and clear space required at pedestrian push buttons, as well as double perpendicular curb ramps with detectable warnings; and
- Provide space for streetscape elements if extended beyond crosswalks.

Curb extensions serve to better define and delineate the travelway as being separate from the parking lane and streetside. They are used only where there is on street parking and the distance between curbs is greater than what is needed for the vehicular traveled way.

EXHIBIT D: LEGAL DESCRIPTION

METES AND BOUNDS DESCRIPTION – TRACT 1

BEING a tract of land situated in the Milton Gregg Survey, Abstract No. 385, Joseph Lawrence Survey, Abstract No. 616 and the Hugh Henderson Survey, Abstract No. 432 in Ellis County, Texas, being part of a tract conveyed to Phillips Family Living Trust, by deed recorded in Volume 2556, Page 2207 of the Deed Records of Ellis County, Texas, and Melinda Lou McVean by deed recorded in Volume 2392, Page 483 of the Deed Records of Ellis County, Texas, and Myrna Abrams by deed recorded in Volume 2575, Page 2189 of the Deed Records of Ellis County, Texas, and Fred B. Ballard by deed recorded in Volume 1806, Page 2460 of the Deed Records of Ellis County, Texas, with the subject tract being more particularly described as follows:

BEGINNING at the northwest corner of said Ballard tract and lying in the centerline of Britton Road;

THENCE, N 89°14'31" E, 1492.78 feet along said Britton Road to the northwest corner of Lot 1-R, Block 1 of Maranatha Ranch Addition, an addition to Ellis County, Texas, according to the plat thereof recorded in Cabinet D, Page 256 of the Plat Records of Ellis County, Texas;

THENCE along the boundary of said Lot 1-R, Block 1, the following courses and distances:

S 01°17'07" E, 213.06 feet; S 19°48'31" W, 181.44 feet;

N 65°11'29" W, 192.67 feet; S 64°29'31" W, 578.74 feet;

S 30°20'08" E, 320.06 feet to the northwest corner of said Myrna Abrams tract;

N 64°29'31" E, 694.54 feet;

N 16°55'29" W, 125.71 feet;

N 19°48'31" E, 195.03 feet;

N 70°17'29" W, 15.00 feet;

N 01°11'29" W, 106.45 feet;

N 43°48'31" E, 77.78 feet;

N 00°03'49" W, 43.92 feet to the northwest corner of said Abrams tract;

THENCE, N 89°56'11" E, 225.23 feet along said centerline of Britton Road to the northwest corner of The Original Town of Britton Addition, an addition to Ellis County, Texas, according to the plat thereof recorded in Volume 158, Page 45 of the Plat Records of Ellis County, Texas;

THENCE along the southwest line of Original Town of Britton, the following courses and distances:

S 07°00'12" E, 24.57 feet;

S 00°03'49" E, 200.00 feet;

N 89°41'11" E, 300.28 feet;

S 35°18'49" E, 991.11 feet to a northern corner of Corp. of Engineers tract;

April 16, 2024

THENCE, S 17°41'11" W, 423.06 feet to a northern line of Britton Cemetery;

THENCE, S 76°48'57" W, 197.52 feet to a 114 foot x 381 foot save and except tract out of Britton Cemetery;

THENCE, S 11°48'49" E, 381.00 feet along said save and except tract;

THENCE, N 78°11'11" E, 202.02 feet along said save and except tract at a corner of said Corp. of Engineers tract;

THENCE, S 06°34'48" E, 872.63 feet along said western line of said Corp. of Engineers tract to the northeast corner of a tract of land conveyed to Greenway Trails Owners Association, by deed recorded in Instrument No. 2122809 of the Deed Records of Ellis County, Texas;

THENCE, S 89°51'37" W, 780.69 feet to the southwest corner of said Myrna Abrams tract;

THENCE, S 89°14'31" W, 322.22 feet to the northwest corner of said Greenway Trails Owners Association tract and the northeast corner of a tract of land conveyed to Sunbelt Land Investments / 360 Ltd., by deed recorded in Volume 2746, Page 1136 of the Deed Records of Ellis County, Texas;

THENCE, S 61°44'31" W, 741.67 feet to the southwest corner of said Melinda Lou McVean tract;

THENCE, S 62°29'06" W, 399.37 feet to the most southern corner of said Phillips Family Living Trust tract;

THENCE, N 52°26'13" W, 191.08 feet to the east line of an easement granted to Texas Electric Services Co. by deed recorded in Volume 557, Page 59 of the Deed Records of Elis County, Texas;

THENCE, N 03°56'55" W, 2367.96 feet along the east line of said Texas Electric Service Co. easement to the southeast property line of a tract of land conveyed to City of Mansfield, by deed recorded in Instrument No. 2245479 of the Deed Records of Ellis County, Texas;

THENCE, N 60°22'31" E, 88.92 feet;

THENCE, N 30°15'29" W, 800.00 feet to the POINT OF BEGINNING with the subject tract containing 5,871,907 square feet or 134.8 acres of land.

"This document was prepared under 22 TAC §663.21, 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."

April 16, 2024

EXHIBIT E: LOCATION MAP

Notes	Development Team		Location Map
TBG Scale 1" = 400' 0' 400'	Developer: Arcadia Realty Corp. P.O. Box 670069 Dallas, TX 75367 Contact: Bill Gletema Email: bill@arcadiarealty.net Attorney: Jackson Walker LLP 2323 Ross Avenue, Suite 600 Dallas, TX 75201 Contact: Bill Dahlstrom Email: wdahlstrom@jw.com	Planner / Landscape Architect: TBG Partners Inc. 2001 Bryan Street, #1450 Dallas, TX 75201 Contact: Yixiao Liu Email: yixiao.liu@tbgpartners.com Engineer / Surveyor: Spiars Engineering & Surveying 3537 Lone Star Circle, Unit 434 Fort Worth, TX 76177 Contact: Danny McCamish, P.E. Email: danny.mccamish@spiarsengineering.com	

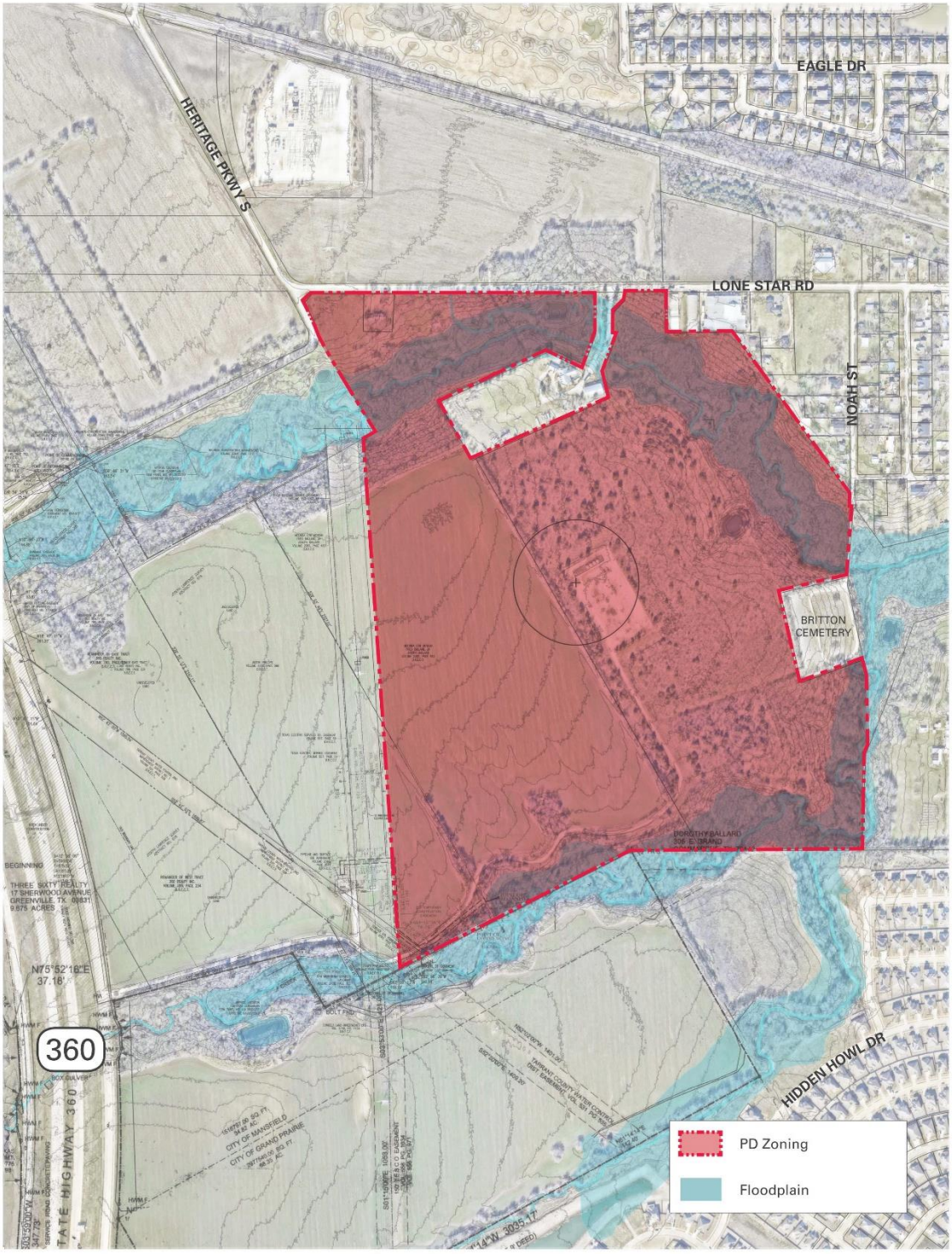
ARCADIA

Lonestar Mansfield

EXHIBIT E LOCATION MAP

Milton Gregg Survey, Abstract No. 385
Joseph Lawrence Survey, Abstract No. 616
Hugh Henderson Survey, Abstract No. 432
City of Mansfield, Ellis County, Texas
April 16, 2024
134.8 Acres
ZC# - SUBMITTAL #1

EXHIBIT F: ZONING EXHIBIT



Notes	Development Team		Location Map
TBG Scale 1" = 200' 0' 200'	Developer: Arcadia Realty Corp. P.O. Box 670069 Dallas, TX 75367 Contact: Bill Gietema Email: bill@arcadiarealty.net	Planner / Landscape Architect: TBG Partners Inc. 2001 Bryan Street, #1450 Dallas, TX 75201 Contact: Yixiao Liu Email: yixiao.liu@tbgpartners.com	
	Attorney: Jackson Walker LLP 2323 Ross Avenue, Suite 600 Dallas, TX 75201 Contact: Bill Dahlstrom Email: wdahlstrom@jw.com	Engineer / Surveyor: Spiars Engineering & Surveying 3537 Lone Star Circle, Unit 434 Fort Worth, TX 76177 Contact: Danny McCamish, P.E. Email: danny.mccamish@spiarsengineering.com	

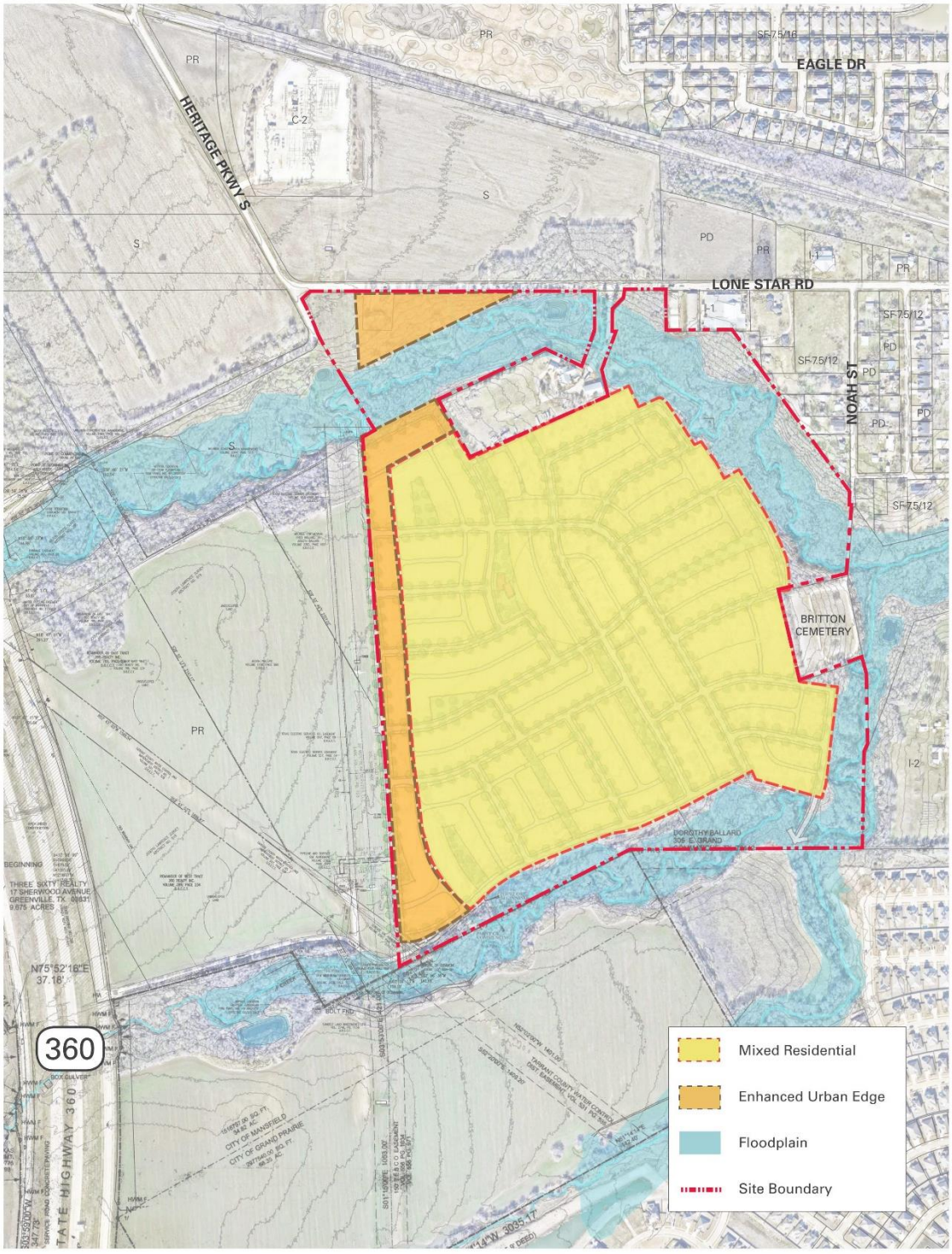
ARCADIA

Lonestar Mansfield

EXHIBIT F ZONING EXHIBIT

Milton Gregg Survey, Abstract No. 385
Joseph Lawrence Survey, Abstract No. 616
Hugh Henderson Survey, Abstract No. 432
City of Mansfield, Ellis County, Texas
April 16, 2024
134.8 Acres
ZC#_____ SUBMITTAL #1

EXHIBIT G: CONCEPT PLAN



Notes	Development Team		Location Map
• Site Plan and Phasing subject to change in the Regulating Plan • All required building metrics are addressed in the PD text and Exhibit A: Buildings Standards	Developer: Arcadia Realty Corp. P.O. Box 670069 Dallas, TX 75367 Contact: Bill Gietema Email: bill@arcadiarealty.net	Planner / Landscape Architect: TBG Partners Inc. 2001 Bryan Street, #1450 Dallas, TX 75201 Contact: Yixiao Liu Email: yixiao.liu@tbgpartners.com	
TBG Scale 1" = 200' 0' 200'	Attorney: Jackson Walker LLP 2323 Ross Avenue, Suite 600 Dallas, TX 75201 Contact: Bill Dahlstrom Email: wdahlstrom@jw.com	Engineer / Surveyor: Spiars Engineering & Surveying 3537 Lone Star Circle, Unit 434 Fort Worth, TX 76177 Contact: Danny McCamish, P.E. Email: danny.mccamish@spiarsengineering.com	

ARCADIA

Lonestar Mansfield

EXHIBIT G CONCEPT PLAN

Milton Gregg Survey, Abstract No. 385
Joseph Lawrence Survey, Abstract No. 616
Hugh Henderson Survey, Abstract No. 432
City of Mansfield, Ellis County, Texas
April 16, 2024
134.8 Acres
ZC#: _____ SUBMITTAL #1