



# CITY OF MANSFIELD

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

## Meeting Agenda - Final

### Planning and Zoning Commission

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Monday, June 6, 2022

6:00 PM

City Hall Council Chambers

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1. **CALL TO ORDER**

2. **INVOCATION**

3. **PLEDGE OF ALLEGIANCE**

4. **TEXAS PLEDGE**

*"Honor the Texas Flag; I Pledge Allegiance to Thee, Texas, One State Under God; One and Indivisible"*

5. **APPROVAL OF MINUTES**

[22-4694](#)

Minutes - Approval of the May 16, 2022 Planning and Zoning Commission Meeting Minutes

**Attachments:** [Meeting Minutes May 16 2022.pdf](#)

6. **CITIZENS COMMENTS**

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

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

7. **PUBLIC HEARINGS**

[22-4696](#)

SD#22-024: Public hearing on a replat to create Lots 4BR1, 4BR2, 5DR1, and 5DR2, Block 2, Original Town of Britton on 0.569 acres located at 906 Cope Street and 911 Noah Street; 360 Surveying, surveyor; Ben Hartman, owner

**Attachments:** [Maps and Supporting Documents.pdf](#)  
[Previously Approved Plat.pdf](#)  
[Replat.pdf](#)

[22-4697](#) SD#22-020: Public hearing on a replat to create Lots 6R-1 and 6R-2, Block 34, Original Town of Mansfield, being a revision of a portion of Block 34, Original Town of Mansfield, according to the plat filed in Volume 63, Page 53 of the plat records of Tarrant County, TX, City of Mansfield by Christian Cole Investments LLC, owner/developer, Coombs Land Surveying, Inc. surveyor/engineer.

**Attachments:** [Maps and Supporting.pdf](#)

[Final Plat SD22-020 406AlvaradoReplat.pdf](#)

[22-4705](#) SD #22-025: Public hearing on a replat to create Lots 1R1, Block 1, Electronics Addition on approximately 67.577 acres located at 1000 N Main St., Mouser Electronics Inc., owner and Baird, Hampton, and Brown Engineering and Surveying, engineer/surveyor

**Attachments:** [Location Map.pdf](#)

[Previously Approved Plat.pdf](#)

[Replat.pdf](#)

[22-4655](#) OA#22-003: Public hearing to consider amending Chapter 155 of the Code of Ordinances of the City of Mansfield, "Zoning" by Amending Special Purpose District Regulations and Creating a New Section 155.073 "S, South Mansfield Form-based Development District".

**Attachments:** [S, South Mansfield Form-based Development District \(06.02.2022\).pdf](#)

[22-4695](#) ZC#22-008: Public hearing for a zoning change from PD, Planned Development District to S, South Mansfield Form-Based Development District with T-3, Urban Edge Transect, T-4, Urban Transition Transect and T-5, Urban Center Transect zones on approximately 54.393 acres out of the C Vela Survey, Abstract No. 851, Johnson County, Texas, generally located at the northeast corner of South U.S. 287 and Lone Star Road; City of Mansfield, applicant; Chisholm Flats, LLC, owner

**Attachments:** [Maps and Supporting Information.pdf](#)

8. **SUMMARY OF CITY COUNCIL ACTIONS**

9. **COMMISSION ANNOUNCEMENTS**

10. **STAFF ANNOUNCEMENTS**

11. **ADJOURNMENT OF MEETING**

12. **NEXT MEETING DATE: Tuesday, June 21, 2022**

I certify that the above agenda was posted on the bulletin board next to the main entrance of City Hall on June 3, 2022 in accordance with Chapter 551 of the Texas Government Code.

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Planning and Zoning Secretary

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

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



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## STAFF REPORT

File Number: 22-4694

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**Agenda Date:** 6/6/2022

**Version:** 1

**Status:** Approval of Minutes

**In Control:** Planning and Zoning Commission

**File Type:** Meeting Minutes

### Title

Minutes - Approval of the May 16, 2022 Planning and Zoning Commission Meeting  
Minutes

### Description/History

The minutes of the May 16, 2022 Planning and Zoning Commission meeting are in DRAFT form and will not become effective until approved by the Board at this meeting.





# CITY OF MANSFIELD

1200 E. Broad St.  
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## Meeting Minutes - Draft

### Planning and Zoning Commission

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Monday, May 16, 2022

6:00 PM

City Hall Council Chambers

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#### 1. CALL TO ORDER

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

*Staff:*

*Jason Alexander, Planning Director*

*Arty Wheaton-Rodriguez, Assistant Planning Director*

*Art Wright, Planner II*

*Helina Sarkodie-Minkah, Planner I*

*Jennifer Johnston, Development Coordinator*

*Commissioners:*

**Absent** 2 - Stephen Groll and Michael Mainer

**Present** 5 - Anne Weydeck; Blake Axen; Kent Knight; Justin Gilmore and David Goodwin

#### 2. INVOCATION

*Chairman Knight provided the invocation.*

#### 3. PLEDGE OF ALLEGIANCE

#### 4. TEXAS PLEDGE

#### 5. APPROVAL OF MINUTES

[22-4674](#)

Minutes - Approval of the May 2, 2022 Planning and Zoning Commission Meeting Minutes

**Vice Chairman Axen made a motion to approve the May 2, 2022 minutes as presented. Commissioner Gilmore seconded the motion which carried by the following vote:**

**Aye:** 5 - Anne Weydeck; Blake Axen; Kent Knight; Justin Gilmore and David Goodwin

**Nay:** 0

**Absent:** 2 - Stephen Groll and Michael Mainer

**Abstain:** 0

6. **CITIZENS COMMENTS**

*None*

7. **CONSENT AGENDA**

[22-4675](#)

SD#22-015: Final Plat of Lots A, 1-13, Block 1, Benson Estates on approximately 28.568 acres in the C. Grimsley Survey, Abstract No. 632, Tarrant County, Texas, by Roger Kerbow, owner, G.A. Dixon Associates LLC, engineer and Herb S. Beasley Land Surveyors LP, surveyor

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

**Aye:** 5 - Anne Weydeck; Blake Axen; Kent Knight; Justin Gilmore and David Goodwin

**Nay:** 0

**Absent:** 2 - Stephen Groll and Michael Mainer

**Abstain:** 0

[22-4677](#)

SD#22-010: Final Plat of Reserve Townhomes at Mansfield on approximately 21.034 acres by Stillwater Capital, owner/developer, BGE Inc., surveyor/engineer.

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

**Aye:** 5 - Anne Weydeck; Blake Axen; Kent Knight; Justin Gilmore and David Goodwin

**Nay:** 0

**Absent:** 2 - Stephen Groll and Michael Mainer

**Abstain:** 0

8. **PUBLIC HEARINGS**

[22-4655](#)

OA#22-003: Continuation of Public Hearing to Consider Amending Chapter 155 of the Code of Ordinances of the City of Mansfield, "Zoning" by Amending Special Purpose District Regulations and Creating a New Section 155.073 "S, South Mansfield Arts Form-based Development District".

*Mr. Alexander, Director of Planning, presented a brief overview of the project and requested the commission table this table until the June 6, 2022 meeting.*

**After a discussion, Commissioner Gilmore made a motion to table OA 22-003 until June 6, 2022. Commissioner Weydeck seconded the motion which carried by the following vote:**

**Aye:** 5 - Anne Weydeck; Blake Axen; Kent Knight; Justin Gilmore and David Goodwin

**Nay:** 0

**Absent:** 2 - Stephen Groll and Michael Mainer

**Abstain:** 0

[22-4673](#)

ZC#20-021: Public hearing for a change of zoning from SF-7.5/12 Single-Family Residential District to PD, Planned Development District for single-family residential uses on approximately 2.997 acres known as Lot 15, Mount Zion Estates, located at 301 Sayers St.; Michael Thomas of MJ Thomas Engineering, LLC (engineer) on behalf of Christine Panagopoulos of Trinity Habitat for Humanity (owner/developer)

*Mr. Wheaton-Rodriguez, Assistant Planning Director, gave a presentation and was available for questions.*

*Mr. Yager, representative for the applicant, 2201 Ashland Ave., gave a presentation and was available for questions.*

*Ms. Panagopoulos, applicant, 3300 W. 7th St., was available for questions. Chairman Knight opened the public hearing at 6:22 p.m. and called for anyone wishing to speak to come forward.*

*Roderick Armstead, 318 Sayers Dr., spoke in opposition.*

*Orenthia Locke, 341 Sayers Dr., spoke in opposition.*

*Benny Robinson, 117 Morgan Rd., spoke in opposition.*

*Sallie Chadwick, 341 Sayers Dr., spoke in opposition.*

*Keitrick Armstead, 2924 Bandera, Grand Prairie, TX., spoke in opposition.*

*Chairman Knight read into record a card in opposition from Angela Armstead, 318 Sayers Dr.*

*Chairman Knight read into record a card in opposition from Avery Steward, 800 W. Broad St.*

*Seeing no one come forward to speak, Chairman Knight closed the public hearing at 6:34 p.m.*

**After a discussion, Commissioner Weydeck made a motion to denying the request for a zoning change. Vice Chairman Axen seconded the motion which carried by the following vote:**

## **9. OTHER AGENDA ITEMS**

[22-4676](#)

SD#22-017: Preliminary Plat of Lots 1 and 2, Block 1, Alliance Mansfield HWY 287 Industrial on approximately 35.39 acres located at 400 S. US 287 by Mansfield 34.5 Acres Highway 287 LLC owner and Weisser Engineering and Surveying, engineer/surveyor

**Vice-Chairman Axen made a motion to approve the preliminary plat as presented. Commissioner Gilmore seconded the motion which carried by the following vote:**

**Aye:** 5 - Anne Weydeck; Blake Axen; Kent Knight; Justin Gilmore and David Goodwin

**Nay:** 0

**Absent:** 2 - Stephen Groll and Michael Mainer

**Abstain:** 0

**10. SUMMARY OF CITY COUNCIL ACTIONS**

*Mr. Wheaton-Rodriguez advised the Commission of the following:*

- OA 22-001- *Definitions for Articulations, Façade, and Porch-* passed 1st and only reading
- OA 22-002 - *Donation Box* - passed 1st and only reading
- ZC 21-011 – *Birdsong East* – Passed 1st Reading
- ZC 21-023 – *Parkside* - passed 2nd and final reading
- Shivers* – Special Event Passed

**11. COMMISSION ANNOUNCEMENTS**

*Vice Chairman Axen will not be at the June 6th meeting.*

**12. STAFF ANNOUNCEMENTS**

*None*

**13. ADJOURNMENT OF MEETING**

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

**Aye:** 5 - Anne Weydeck; Blake Axen; Kent Knight; Justin Gilmore and David Goodwin

**Nay:** 0

**Absent:** 2 - Stephen Groll and Michael Mainer

**Abstain:** 0

With no further business, Chairman Knight adjourned the meeting at 7:21 p.m.

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Kent Knight, Chairman

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Jennifer Johnston, Development Coordinator



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## STAFF REPORT

File Number: 22-4696

**Agenda Date:** 6/6/2022

**Version:** 1

**Status:** Public Hearing

**In Control:** Planning and Zoning Commission

**File Type:** Plat

**Agenda Number:**

**Title**

SD#22-024: Public hearing on a replat to create Lots 4BR1, 4BR2, 5DR1, and 5DR2, Block 2, Original Town of Britton on 0.569 acres located at 906 Cope Street and 911 Noah Street; 360 Surveying, surveyor; Ben Hartman, owner

**Description/History**

The purpose of this plat is to subdivide Lots 4B and 5D into four residential lots. The existing houses will remain on Lots 4BR1 and 5DR1. New homes will be constructed on Lots 4BR2 and 5DR2. The property is zoned PD for single-family residential uses.

Although the digital copy of the plat in the Commission's packet has no signatures, the filing copy has been signed. The plat meets the requirements of the Subdivision Control Ordinance.

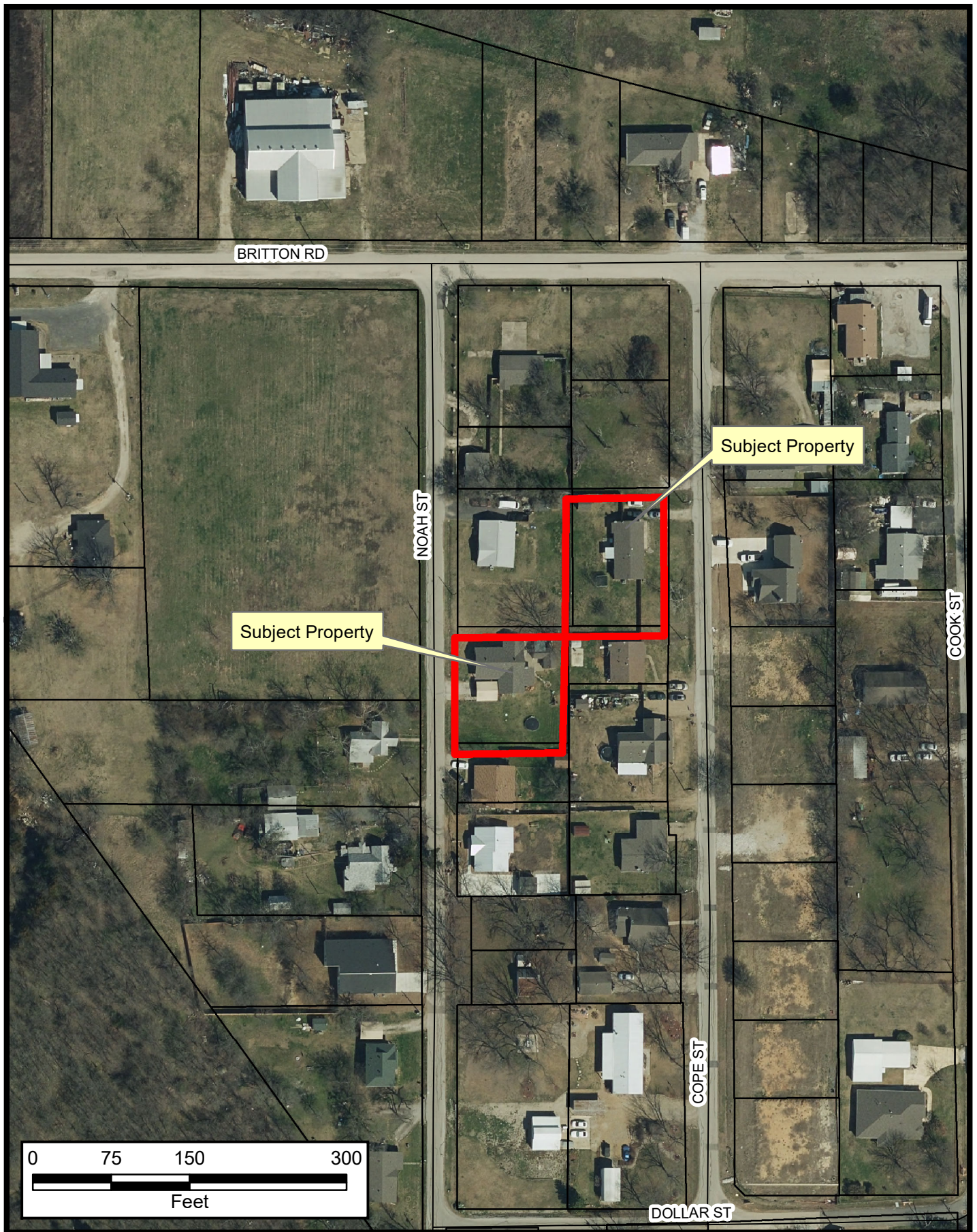
**Recommendation**

Staff recommends approval.

**Attachments**

Maps and Supporting Information  
Previously Approved Plat  
Replat

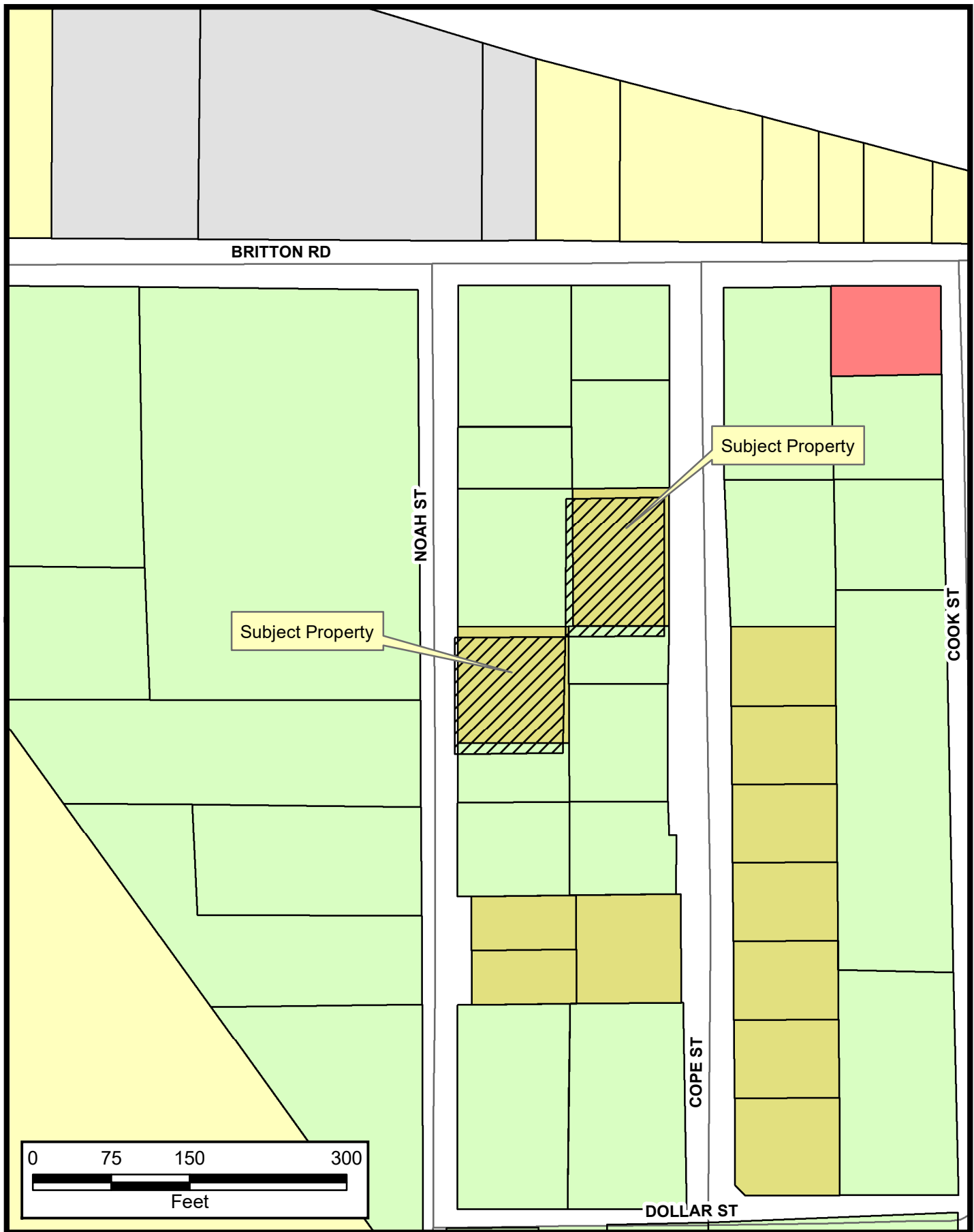




**SD#22-024**

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.

5/5/2022





# Property Owner Notification for SD#22-024

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
4;PT3& 5;6 1 O T BRITTON 2.388 ACRES		MARTIN J W & MARIA	932 COOK ST	MANSFIELD, TX	76065
4A 2 O T BRITTON-REV 0.321 ACRES		COPE D W & BETTY	5 PAMELA CT	MANSFIELD, TX	76063
5C 2 O T BRITTON-REV 0.132 ACRES		ZIPS KIMBERLY G	917 NOAH ST	MANSFIELD, TX	76065
8 1 O T BRITTON 0.517 ACRES		CLARK RONALD CHARLES	920 NOAH ST	MANSFIELD, TX	76065
LOT 1-2 BLK 2 O T BRITTON-REV .459 AC		TRAN KATHY	1404 SAYLES AVE	ARLINGTON, TX	76018
LOT 1-2 BLK 3 O T BRITTON-REV .459 AC		HAMPTON LEAH A	922 KINGSTON DR	MANSFIELD, TX	76063
LOT 4 BLK 3 BRITTON RINESS ADDN .172 AC		HRM CONSTRUCTION COMPANY LLC	1910 UVALDA ST	FORT WORTH, TX	76104
LOT 4 BLK 3 BRITTON RINESS ADDN .172 AC		STRATEGIC UNIT LLC	1908 UVALDA ST	FORT WORTH, TX	76104-5917
LOT 4B BLK 2 O T BRITTON-REV .281 AC		HARTMAN BEN	500 ALVARADO ST	MANSFIELD, TX	76063
LOT 5 BLK 3 BRITTON RINESS ADDN .172 AC		TATE DONALD	921 COPE STREET	MANSFIELD, TX	76065
LOT 5 BLK 3 BRITTON RINESS ADDN .172 AC		RINESS HOLDINGS LLC	7460 DILLION CIR	MIDLOTHIAN, TX	76065
LOT 5A BLK 2 O T BRITTON-REV .122 AC		REYES JAMES RICHARD	912 COPE ST	MANSFIELD, TX	76065
LOT 5B BLK 2 O T BRITTON-REV .248 AC		GAMBRELL TAMARA K	916 COPE ST	MIDLOTHIAN, TX	76065
LOT 5D BLK 2 O T BRITTON-REV .263 AC		HARTMAN BEN	500 ALVARADO ST	MANSFIELD, TX	76063
LOT 6 BLK 3 BRITTON RINESS ADDN .172 AC		RINESS HOLDINGS LLC	7460 DILLION CIR	MIDLOTHIAN, TX	76065
LOT 6 BLK 3 BRITTON RINESS ADDN .172 AC		NGA HA THI T	917 COPE STREET	MIDLOTHIAN, TX	76065-9142
LOT 7 BLK 3 BRITTON RINESS ADDN .173 AC		SEKANT DEVELOPMENT & INVESTMEN	6 GRAND PR	PO BOX 75053, TX	53134
LOT 7 BLK 3 BRITTON RINESS ADDN .173 AC		FLEISCHER HALEY	913 COPE STREET	MANSFIELD, TX	76065
LOT 9 BLK 1 O T BRITTON-REV 0.691 AC		CUEVAS KENEDI H	928 NOAH ST	MANSFIELD, TX	76065
LOT NEPT 6 BLK 2 O T BRITTON-REV .1933 AC		SERAPHINE STANLEY W & BONNIE M	9 LLANO DR	ROANOKE, TX	76262
LOT NEPT 6 BLK 2 O T BRITTON-REV .1933 AC		SLEEPING SLOTH PROPERTIES LLC	9 LLANO DR	TROPHY CLUB, TX	76262-5217

## Property Owner Notification for SD#22-024

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
LOT PT 5 BLK 3 O T BRITTON-REV .289 AC		SNOWDEN RYAN & TERRINDA	909 COPE ST	MIDLOTHIAN, TX	76065
LOT PT 5 BLK 3 O T BRITTON-REV .289 AC		CROUCH DONOVAN M & ROSE	909 COPE ST	MIDLOTHIAN, TX	76065-9142
LOT PT 5 BLK 3 O T BRITTON-REV 0.835 AC		YARBROUGH KEITH	918 COOK ST	MANSFIELD, TX	76065
LOT PT 5 BLK 3 O T BRITTON-REV 0.835 AC		VALDES ESEQUIEL V & CARREON LUISA I D	918 COOK ST	MANSFIELD, TX	76065
LOT PT 6 & 5 BLK 2 O T BRITTON- REV 0.207 AC		JOHNSON JUSTIN & BRITTANY	921 NOAH ST	MIDLOTHIAN, TX	76065
LOT PT 7 BLK 1 O T BRITTON-REV .496 AC		TRIPLE K ASSETS LLC	2909 TURNER WARNELL RD	ARLINGTON, TX	76001
LOT S1/2 3 & 4 BLK 3 O T BRITTON- REV .23 AC		FRAUSTO PABLO JR & SERNA NANCY	906 COOK ST	MIDLOTHIAN, TX	76065
N1/2 3 & 4 3 O T BRITTON 0.23 ACRES		HUNTER RHONDA B & REGINALD J	911 COOK ST	MANSFIELD, TX	76065-9140
N100 3 2 O T BRITTON 0.23 ACRES		RINESS JORDAN & SWIGGART BRYSO	2085 CANNON DR	MANSFIELD, TX	76063
NEPT 5 3 O T BRITTON 0.23 ACRES		WELLS JOHN	910 COOK ST	MANSFIELD, TX	76065
PT 3 6 O T BRITTON 0.254 ACRES		CREED CONCEPTS LLC SERIES B	1105 HUNTINGTON TRL	MANSFIELD, TX	76063
S100 3 2 O T BRITTON 0.23 ACRES		LANDERS JESSIE & NINA	5400 PARKER HENDERSON RD LOT 2	FT WORTH, TX	76119

9900719  
D-254

ORIGINAL FILED

FIELD NOTES for Dedication

Job no. RP-97328

BEING Lot 4 and a part of Lot 5, Block 2, Original Town of Britton, Ellis County, Texas, according to plat of same recorded in Volume 158, Page 45, Deed Records, Ellis County, Texas, and being more particularly described by its metes and bounds as follows;

BEGINNING at a 1/2 inch steel rod set on the east line of Noah Street (formerly Fifth Street), at the northwest corner of said Lot 4 and the southwest corner of Lot 1 of said Block 2;

THENCE N 89°25'40" E, with the common line of said Lot 4 and Lots 1, 2 and 3 of said Block 2, a distance of 200.01 feet to a 1/2 inch steel rod set on at the northeast corner of said Lot 4 and on the west line of Cope Street, (formerly Fourth Street);

THENCE South, with the common line of said Lots 4 and 5 and Cope Street, 300.47 feet to a 1/2 inch steel rod set on the north line of the tract described in deed from Douglas Cope, et ux to Richard R. Tedder, Jr., et ux, recorded in Volume 876, Page 666 of said Deed Records;

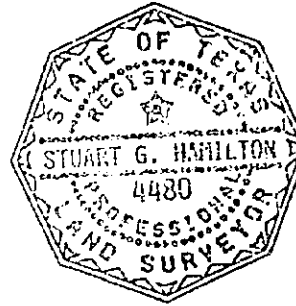
THENCE S 89°33'36" W, with the north line of said Tedder tract, a distance of 96.86 feet to a 1/2 inch steel rod found, at the common north corner of said Tedder tract and the tract described in deed from Roland Cope, et ux to Gary D. Norman, et ux, recorded in Volume 769, Page 75 of said Deed Records;

THENCE S 89°30'06" W, with the north line of said Norman tract, 103.14 feet to a 1/2 inch steel rod set on the west line of said Lot 5 and the east line of said Noah Street;

THENCE North, with the common line of said Lots 4 and 5 and Noah Street, 300.11 feet to the point of beginning and containing approximately 1.3786 acres of land.

I declare that this plat is the representation of an actual and accurate survey made on the ground in 3rd of February, 1998, and that all corner monuments were properly placed under my personal supervision in accordance with the subdivision regulations of the City of Mansfield, Texas.

Stuart G. Hamilton  
Registered Professional  
Land Surveyor, No. 4480



REPLAT OF  
LOT 4 AND PART OF LOT 5, BLOCK 2,  
ORIGINAL TOWN OF BRITTON, ELLIS COUNTY, TEXAS,  
ACCORDING TO THE PLAT THEREOF RECORDED IN  
VOLUME 158, PAGE 45, DEED RECORDS, ELLIS COUNTY, TEXAS,  
AS

FINAL PLAT OF  
ORIGINAL TOWN OF BRITTON  
LOTS 4A, 4B, 5A, 5B, 5C AND 5D, BLOCK 2,  
AN ADDITION TO THE CITY OF MANSFIELD,  
ELLIS COUNTY, TEXAS

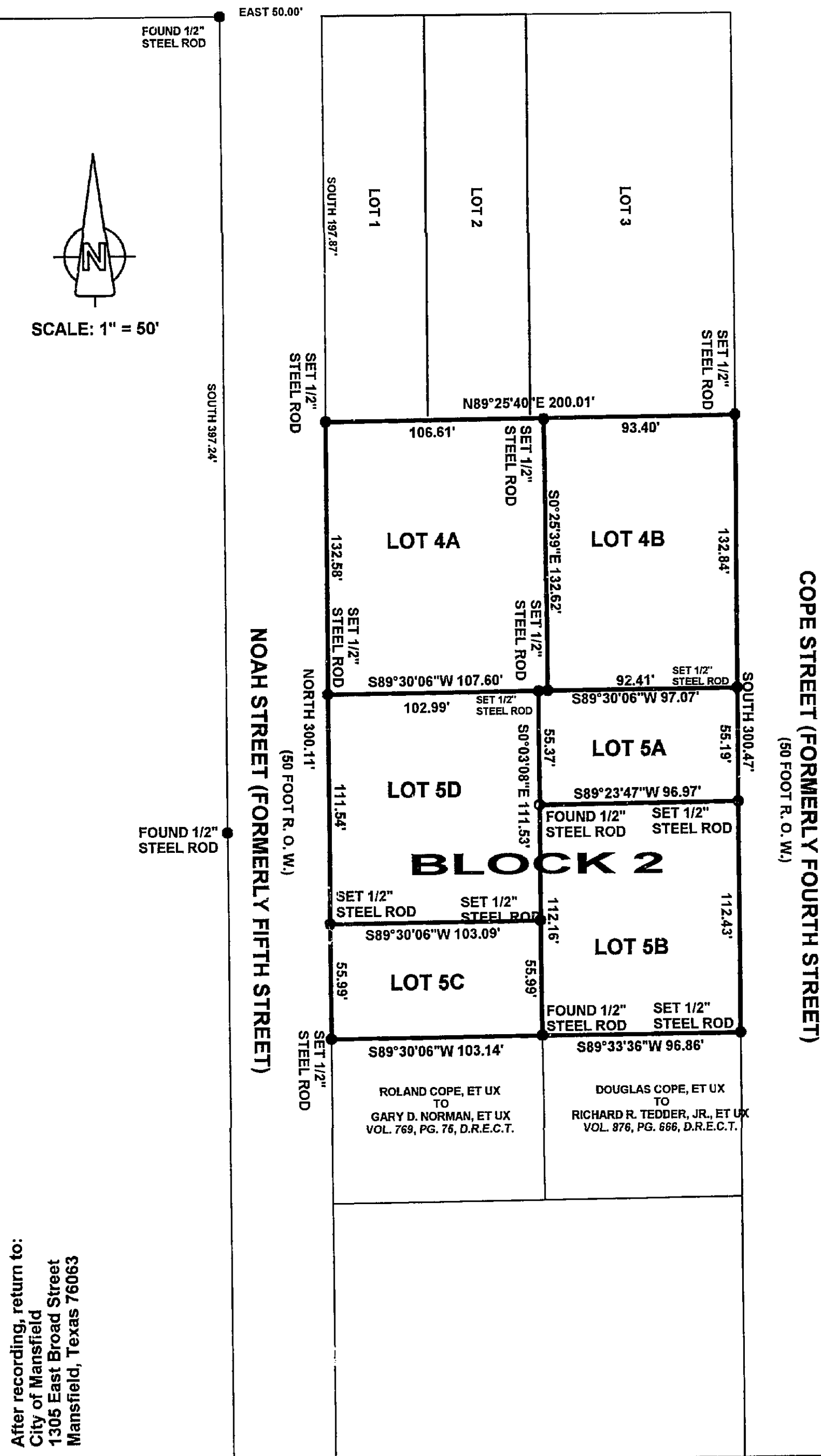
1-12-1999

D-255

SHEET 1 OF 2 JOB NUMBER: RP-97328

ELLIS ASSOCIATES  
SURVEYORS

PH. 972/937-7474 FAX 972/937-0331  
212 NORTH COLLEGE WAXAHACHIE, TEXAS 75165



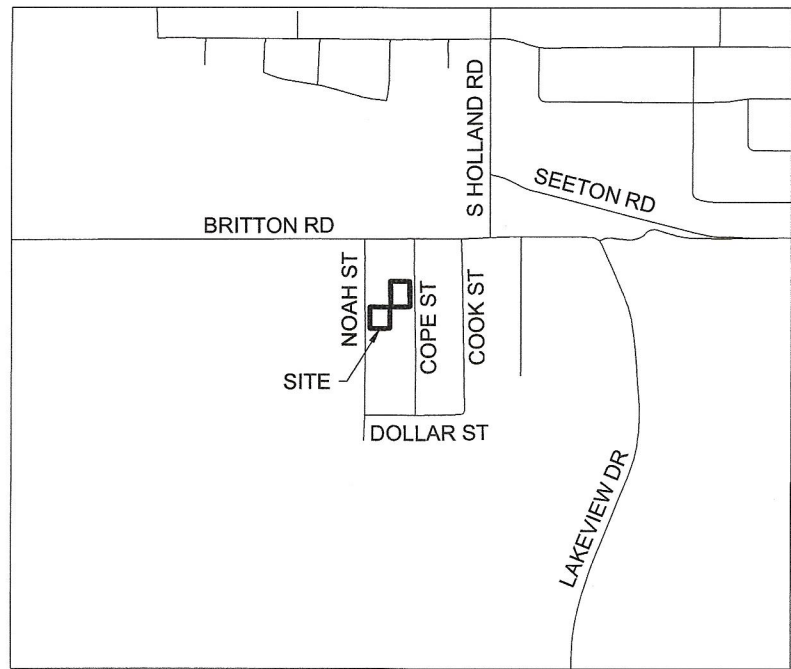
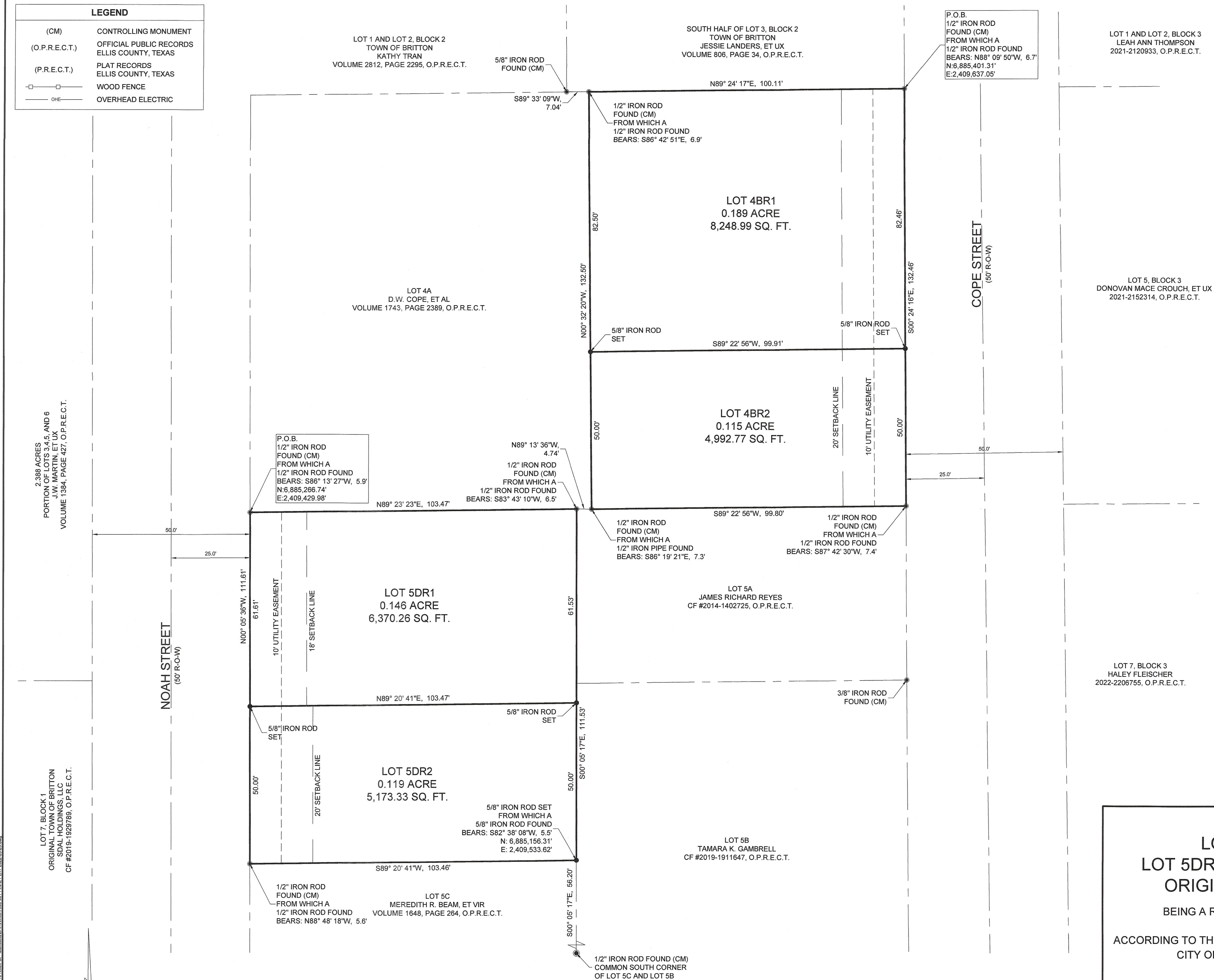
After recording, return to:  
City of Mansfield  
1305 East Broad Street  
Mansfield, Texas 76063

PREVIOUSLY APPROVED PLAT

98-62



LEGEND	
(CM)	CONTROLLING MONUMENT
(O.P.R.E.C.T.)	OFFICIAL PUBLIC RECORDS ELLIS COUNTY, TEXAS
(P.R.E.C.T.)	PLAT RECORDS ELLIS COUNTY, TEXAS
—□—	WOOD FENCE
—OHE—	OVERHEAD ELECTRIC



### LOCATION MAP

N.T.S.

OWNER:  
BEN HARTMAN  
500 ALVARADO STREET  
MANSFIELD, TEXAS 76063

SURVEYOR:  
360 SURVEYING  
310 H.G. MOSLEY PKWY  
LONGVIEW, TX 75604  
CONTACT: BRET READ  
TEL: (903) 387-2577  
EMAIL: BRET@360SURV.COM

THE PURPOSE OF THIS REPLAT IS TO  
SUBDIVIDE THE EXISTING LOT 4B AND  
LOT 5D IN ACCORDANCE WITH THE  
APPROVED ZONING.

## REPLAT LOT 4BR1, LOT 4BR2, LOT 5DR1 AND LOT 5DR2, BLOCK 2 ORIGINAL TOWN OF BRITTON

BEING A REVISION OF LOTS 4B AND 5D, BLOCK 2,  
ORIGINAL TOWN OF BRITTON  
ACCORDING TO THE PLAT FILED IN CABINET D, SLIDE 254, P.R.E.C.T.  
CITY OF MANSFIELD, ELLIS COUNTY, TEXAS

4 LOTS  
0.569 ACRE  
MAY 23, 2022



**360 SURVEYING**  
310 H.G. MOSLEY PKWY, LONGVIEW, TEXAS 75604  
(903) 387-2577 WWW.360SURV.COM  
TBPELS 10194293

SD#22-024

MAY 23, 2022

JOB #1936-001

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

File Name: N:\Projects\1936-BEN HARTMAN\1936-001 910 Noah St - Mansfield\DRAWING\1936-001 FINAL PLAT 2022-05-23.dwg



OWNER'S CERTIFICATE:

STATE OF TEXAS:  
COUNTY OF ELLIS:

LOT 4B

ALL THAT CERTAIN TRACT OR PARCEL CONTAINING 0.304 ACRE OF LAND IN THE HUGH HENDERSON SURVEY, A-432, ELLIS COUNTY, TEXAS AND BEING ALL OF A TRACT WHICH WAS CALLED LOT 4B, BLOCK 2, ORIGINAL TOWN OF BRITTON, A SUBDIVISION OF RECORD IN CABINET D, SLIDE 254, PLAT RECORDS ELLIS COUNTY TEXAS (P.R.E.C.T.), CONVEYED FROM BETTY COPE TO BEN HARTMAN, BY AN INSTRUMENT OF RECORD IN 2019-1919095, OFFICIAL PUBLIC RECORD ELLIS COUNTY TEXAS (O.P.R.E.C.T.), BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND FOR NORTHEAST CORNER, BEING THE NORTHEAST CORNER OF SAID LOT 4B, SOUTHEAST CORNER OF A TRACT WHICH WAS CALLED SOUTH HALF OF LOT 3, BLOCK 2, TOWN OF BRITTON, CONVEYED FROM EARL C. PORTER, ET UX TO JESSIE LANDERS, ET UX (LANDERS TRACT), BY AN INSTRUMENT OF RECORD IN VOLUME 806, PAGE 34, O.P.R.E.C.T., LYING IN THE WEST RIGHT OF WAY (R-O-W) LINE OF COPE STREET, FROM WHICH A 1/2" IRON ROD FOUND BEARS: N88°09'50"W, 6.7 FEET;

THENCE S00°24'16"E, 132.46 FEET ALONG THE COMMON LINE OF SAID LOT 4B AND COPE STREET TO A 1/2" IRON ROD FOUND FOR SOUTHEAST CORNER, BEING THE SOUTHEAST CORNER OF SAID LOT 4B AND NORTHEAST CORNER OF A TRACT WHICH WAS CALLED LOT 5A, BLOCK 2 OF SAID SUBDIVISION, CONVEYED FROM THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT OF WASHINGTON D.C. TO JAMES RICHARD REYES, BY AN INSTRUMENT OF RECORD IN CLERKS FILE #2014-1402725, O.P.R.E.C.T., FROM WHICH A 1/2" IRON ROD FOUND BEARS: S87°42'30"W, 7.4 FEET;

THENCE DEPARTING COPE STREET, S89°22'56"W, 99.80 FEET ALONG THE COMMON LINE OF SAID LOT 4B AND SAID LOT 5A TO A 1/2" IRON ROD FOUND FOR SOUTHWEST CORNER, BEING THE SOUTHWEST CORNER OF SAID LOT 4B, NORTHWEST CORNER OF SAID LOT 5A AND SOUTHEAST CORNER OF A TRACT WHICH WAS CALLED LOT 4A CONVEYED FROM ROLAND COPE, ET AL TO D.W. COPE, ET AL, BY AN INSTRUMENT OF RECORD IN VOLUME 1743, PAGE 2389, O.P.R.E.C.T., FROM WHICH A 1/2" IRON PIPE FOUND BEARS: S86°19'21"E, 7.3 FEET;

THENCE N00°32'20"W, 132.50 FEET ALONG THE COMMON LINE OF SAID LOT 4B AND SAID LOT 4A TO A 1/2" IRON ROD FOUND FOR NORTHWEST CORNER, BEING THE NORTHWEST CORNER OF SAID LOT 4B AND NORTHEAST CORNER OF SAID LOT 4A, LYING IN THE SOUTH LINE OF SAID LANDERS TRACT, FROM WHICH A 1/2" IRON ROD FOUND BEARS: S86°42'51"E, 6.9 FEET;

THENCE N89°24'17"E, 100.11 FEET ALONG THE COMMON LINE OF SAID LOT 4B AND SAID LANDERS TRACT TO THE PLACE OF BEGINNING, CONTAINING 0.304 ACRE OF LAND, MORE OR LESS.

LOT 5D

ALL THAT CERTAIN TRACT OR PARCEL CONTAINING 0.265 ACRE OF LAND IN THE HUGH HENDERSON SURVEY, A-432, ELLIS COUNTY, TEXAS AND BEING ALL OF A TRACT WHICH WAS CALLED LOT 5D, BLOCK 2, ORIGINAL TOWN OF BRITTON, A SUBDIVISION OF RECORD IN CABINET D, SLIDE 254, PLAT RECORDS ELLIS COUNTY TEXAS (P.R.E.C.T.), CONVEYED FROM U.S. NATIONAL ASSOCIATION TO BEN HARTMAN, BY AN INSTRUMENT OF RECORD IN 2019-1922234, OFFICIAL PUBLIC RECORD ELLIS COUNTY TEXAS (O.P.R.E.C.T.), BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND FOR NORTHWEST CORNER, BEING THE NORTHWEST CORNER OF SAID LOT 5D AND SOUTHWEST CORNER OF A TRACT WHICH WAS CALLED LOT 4A OF SAID SUBDIVISION CONVEYED FROM ROLAND COPE, ET AL TO D.W. COPE, ET AL, BY AN INSTRUMENT OF RECORD IN VOLUME 1743, PAGE 2389, O.P.R.E.C.T., LYING IN THE EAST RIGHT OF WAY (R-O-W) LINE OF NOAH STREET, FROM WHICH A 1/2" IRON ROD FOUND BEARS: S86°13'27"W, 5.9 FEET;

THENCE DEPARTING NOAH STREET, N89°23'23"E, 103.47 FEET ALONG THE COMMON LINE OF SAID LOT 5D AND SAID LOT 4A TO A 1/2" IRON ROD FOUND FOR NORTHEAST CORNER, BEING THE NORTHEAST CORNER OF SAID LOT 5D AND NORTHWEST CORNER OF A TRACT WHICH WAS CALLED LOT 5A OF SAID SUBDIVISION CONVEYED FROM SECRETARY OF HOUSING AND URBAN DEVELOPMENT OF WASHINGTON D.C. TO JAMES RICHARD REYES, BY AN INSTRUMENT OF RECORD IN CLERKS FILE #2014-1402725, O.P.R.E.C.T., FROM WHICH A 1/2" IRON ROD FOUND BEARS: S83°43'10"W, 6.5 FEET;

THENCE S00°05'17"E, 111.53 FEET ALONG THE COMMON LINE OF SAID LOT 5D, SAID LOT 5A AND A TRACT WHICH WAS CALLED LOT 5B OF SAID SUBDIVISION CONVEYED FROM BETTY COPE TO TAMARA K. GAMBRELL, BY AN INSTRUMENT OF RECORD IN CLERKS FILE #2019-1911647, O.P.R.E.C.T. TO A 5/8" IRON ROD SET FOR SOUTHEAST CORNER, BEING THE SOUTHEAST CORNER OF SAID LOT 5D AND NORTHEAST CORNER OF A TRACT WHICH WAS CALLED LOT 5C OF SAID SUBDIVISION CONVEYED FROM ROLAND COPE, ET AL TO MEREDITH R. BEAM, ET VIR, BY AN INSTRUMENT OF RECORD IN VOLUME 1648, PAGE 264, O.P.R.E.C.T., FROM WHICH A 1/2" IRON ROD FOUND BEARS: S82°38'08"W, 5.5 FEET AND A 1/2" IRON ROD FOUND FOR THE COMMON SOUTH CORNER OF SAID LOT 5C AND SAID LOT 5B BEARS: S00°05'17"E, 66.20 FEET;

THENCE S89°20'41"W, 103.46 FEET ALONG THE COMMON LINE OF SAID LOT 5D AND SAID LOT 5C TO A 1/2" IRON ROD FOUND FOR SOUTHWEST CORNER, BEING THE SOUTHWEST CORNER OF SAID LOT 5D AND NORTHWEST CORNER OF SAID LOT 5C, LYING IN THE EAST R-O-W LINE OF NOAH STREET, FROM WHICH A 1/2" IRON ROD FOUND BEARS: N88°48'18"W, 5.6 FEET

THENCE N00°05'36"W, 111.61 FEET ALONG THE COMMON LINE OF SAID LOT 5D AND NOAH STREET TO THE PLACE OF BEGINNING, CONTAINING 0.265 ACRE OF LAND, MORE OR LESS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, BEN HARTMAN, BEING THE SOLE OWNER OF THE ABOVE DESCRIBED PARCEL, DOES HEREBY ADOPT THE HEREIN ABOVE DESCRIBED PROPERTY AS LOTS 4BR1, 4BR2, 5DR1, AND 5DR2, BLOCK 2, ORIGINAL TOWN OF BRITTON, AN ADDITION TO THE CITY OF MANSFIELD, ELLIS COUNTY, TEXAS AND DOES DEDICATE TO THE PUBLIC USE THE STREETS AND EASEMENTS AS SHOWN THEREON.

WITNESS, MY HAND, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022. BY:

BEN HARTMAN

ACKNOWLEDGMENTS:

STATE OF TEXAS:  
COUNTY OF ELLIS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED BEN HARTMAN, OWNER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON:

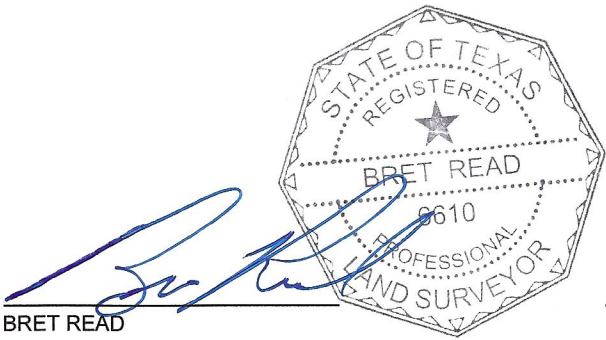
CITY OF MANSFIELD APPROVALS:

APPROVED BY PLANNING & ZONING CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_  
ATTEST: PLANNING AND ZOING SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_

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

SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT I, BRET READ, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, HAVING PLATTED THE ABOVE SUBDIVISION FROM AN ACTUAL SURVEY ON THE GROUND, AND THAT ALL LOT CORNERS, AND ANGLE POINTS, AND POINTS OF CURVE SHALL BE PROPERLY MARKED ON THE GROUND, AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME OR UNDER MY DIRECTION AND SUPERVISION.



BRET READ  
TEXAS REGISTRATION NO. 6610

MAY 23, 2022  
DATE

NOTES:

- BEARINGS ARE BASED UPON THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), NORTH CENTRAL ZONE.
- SELLING A PORTION OF ANY LOT IN THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF STATE LAW AND CITY ORDINANCE AND IS SUBJECT TO PENALTIES IMPOSED BY LAW.

THE PURPOSE OF THIS REPLAT IS TO  
SUBDIVIDE THE EXISTING LOT 4B AND  
LOT 5D IN ACCORDANCE WITH THE  
APPROVED ZONING.

REPLAT  
LOT 4BR1, LOT 4BR2,  
LOT 5DR1 AND LOT 5DR2, BLOCK 2  
ORIGINAL TOWN OF BRITTON  
BEING A REVISION OF LOTS 4B AND 5D, BLOCK 2,  
ORIGINAL TOWN OF BRITTON  
ACCORDING TO THE PLAT FILED IN CABINET D, SLIDE 254, P.R.E.C.T.  
CITY OF MANSFIELD, ELLIS COUNTY, TEXAS  
4 LOTS  
0.569 ACRE  
MAY 23, 2022



360 SURVEYING  
310 H.G. MOSLEY PKWY, LONGVIEW, TEXAS 75604  
(903) 387-2577 WWW.360SURV.COM  
TBPELS 10194293

MAY 23, 2022

JOB #1936-001

SD#22-024





# CITY OF MANSFIELD

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

## STAFF REPORT

File Number: 22-4697

**Agenda Date:** 6/6/2022

**Version:** 1

**Status:** Public Hearing

**In Control:** Planning and Zoning Commission

**File Type:** Plat

**Agenda Number:**

**Title**

SD#22-020: Public hearing on a replat to create Lots 6R-1 and 6R-2, Block 34, Original Town of Mansfield, being a revision of a portion of Block 34, Original Town of Mansfield, according to the plat filed in Volume 63, Page 53 of the plat records of Tarrant County, TX, City of Mansfield by Christian Cole Investments LLC, owner/developer, Coombs Land Surveying, Inc. surveyor/engineer.

**Description/History**

The purpose of this plat is to create two individually platted lots for residential development at 406 Alvarado (NE corner of South 4th Street and Alvarado Street). The plat will create two residential lots: Lot 6R-1 is 0.162 ac and Lot 6R-2 is 0.162 ac.

The two lots are consistent with the D1 Subdistrict of the Downtown Form-Based Code.

Although the digital copy of the plat in the Commission's packet has no signatures, the filing copy has been signed. The plat meets the requirements of the Subdivision Control Ordinance.

**Recommendation**

Staff recommends approval.

**Attachments**

Maps and Supporting Information  
Final Plat



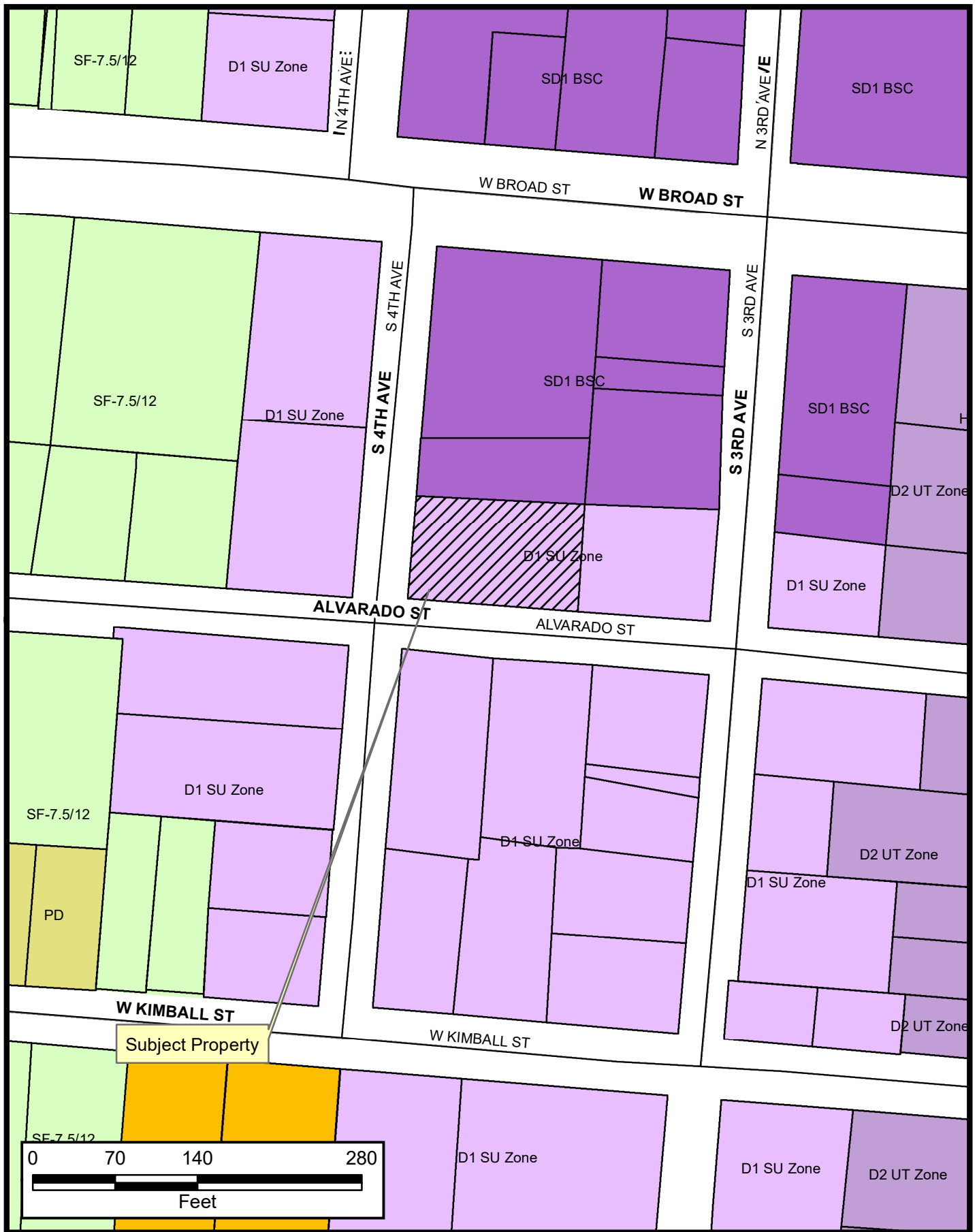


**SD 22-020**

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.

5/18/2022







# Property Owner Notification for SD 22-020

LEGAL DESC 1 ADDRESS	LEGAL DESC 2 CITY	LEGAL DESC 3 ZIP	LEGAL DESC 4	ACREAGE	OWNER NAME	OWNER
90231					CITY OF ARLINGTON ARLINGTON T,X	P.O. BOX 76004--323
RAGLAND ROAD					GRAND PRAIRIE LAKE PARKS GRAND PRAIRIE, TX	3401 75052
HILLCREST ST					MANSFIELD ISD MANSFIELD, TX	203 76063
WALTER STEPHENSON					MIDLOTHIAN ISD MIDLOTHIAN, TX	100 76065 ROAD
LOOP 820					TXDOT FORT WORTH, TX	2501 SW 76113
MANSFIELD, CITY OF BROAD ST	BLK 29 MANSFIELD, TX	LOT 2A 76063-1610	( N 175' W 100' )	0.37740163	WALKER, MARK F	305 W
MANSFIELD, CITY OF BROAD ST	BLK 29 MANSFIELD, TX	LOT 2B 76063-1610	( S 50' N 225' )	0.10981497	WALKER, MARK F	305 W
MANSFIELD, CITY OF ST	BLK 29 MANSFIELD, TX	LOT 2C 76063-1810	( S 75' E 100' )	0.17235997	WHATLEY, JOHN C	209 CEDAR
MANSFIELD, CITY OF AVE	BLK 30 MANSFIELD, TX	LOT D 76063	( N 75' W 125' )	0.26407764	LARRABEE, DONALD	201 S 3RD
MANSFIELD, CITY OF ALVARADO ST	BLK 33 MANSFIELD, TX	LOT F 76063-1935	( W 75' N 175' )	0.31024763	JAMES, JACKIE R	407
MANSFIELD, CITY OF ALVARADO ST	BLK 33 MANSFIELD, TX	LOT E 76063-1935		0.30210927	SMITH, MARGARET L	403
MANSFIELD, CITY OF AVE	BLK 33 MANSFIELD, TX	LOT C1 76063	& D	0.03103291	BARRON, RAMIRO C	200 S 3RD
MANSFIELD, CITY OF AVE	BLK 33 MANSFIELD, TX	LOT C 76063-1923		0.12975392	MUNOZ, JOEL	204 S 3RD
MANSFIELD, CITY OF KIMBALL ST	BLK 33 MANSFIELD, TX	LOT H 76063-1958	( E 75' W 150' S 1/2 )	0.25979941	RAMIREZ, JESUS R	402 W
MANSFIELD, CITY OF AVE	BLK 33 MANSFIELD, TX	LOT C1 76063	& D	0.19473923	BARRON, RAMIRO C	200 S 3RD
MANSFIELD, CITY OF	BLK 34	LOT 4	& 6A ( N 55' OF LOT 6 )	0.51514108	HOLLAND, STERLING F	PO BOX 275
MANSFIELD, CITY OF MANSFIELD RD	BLK 34 MANSFIELD, TX	LOT 1 76063-4702		0.20608005	KOHANNIM, YAGHOUB	7240 RETTA

MANSFIELD, CITY OF LN	BLK 34 ALVARADO, TX	LOT 1A 76009-7711	& 5	1386 0.06523997	SCARBOROUGH, RONNIE	9611 KELLY
MANSFIELD, CITY OF BROAD ST	BLK 34 MANSFIELD, TX	LOT 6B 76063	( S 95' OF LOT 6 )	05392 0.29615501	CHRISTIAN COLE INVESTMENTS	309 E
MANSFIELD, CITY OF AVE	BLK 34 MANSFIELD, TX	LOT 2 76063		5645 0.24352217	LLC	106 S 3RD
MANSFIELD, CITY OF LN	BLK 34 ALVARADO, TX	LOT 1A 76009-7711	& 5	9368 0.25100317	SCARBOROUGH, RONNIE	9611 KELLY
				774		

Wednesday, May 18, 2022

## Property Owner Notification for SD 22-020

LEGAL DESC 1 ADDRESS	LEGAL DESC 2 CITY	LEGAL DESC 3 ZIP	LEGAL DESC 4	ACREAGE	OWNER NAME	OWNER
MANSFIELD, CITY OF	BLK 34	LOT 4	& 6A ( N 55' OF LOT 6 )	0.17167600 8452	HOLLAND, STERLING F	PO BOX 275
MANSFIELD, CITY OF BROAD ST	BLK 35 MANSFIELD, TX	LOT A 76063	( N 200' E 158.5' W 269' )	0.71261930	LANDEROS-HUERTA, LEONEL	503 W
MANSFIELD, CITY OF BROAD ST	BLK 35 MANSFIELD, TX	LOT B 76063-1614	( N 150' E 100' )	0.38386475	AGUILERA, CRISPIN	501 W
MANSFIELD, CITY OF ALVARADO ST	BLK 35 MANSFIELD, TX	LOT D 76063	( S 150' E 100' )	0.35265787	HARTMAN, BENJAMIN	509
MANSFIELD, CITY OF ALVARADO ST	BLK 35 MANSFIELD, TX	LOT C 76063	( W 89' E 189' S 100' )	0.21548998	HARTMAN, BENJAMIN	509
MANSFIELD, CITY OF YELLOWSTONE DR	BLK 36 MANSFIELD, TX	LOT 2R 76063		0.37262408	NALL, JEFFREY	818
MANSFIELD, CITY OF YELLOWSTONE DR	BLK 36 MANSFIELD, TX	LOT 1R 76063		0.31874837	NALL, JEFFREY	818
				6533		

Wednesday, May 18, 2022

\* NOTES \*

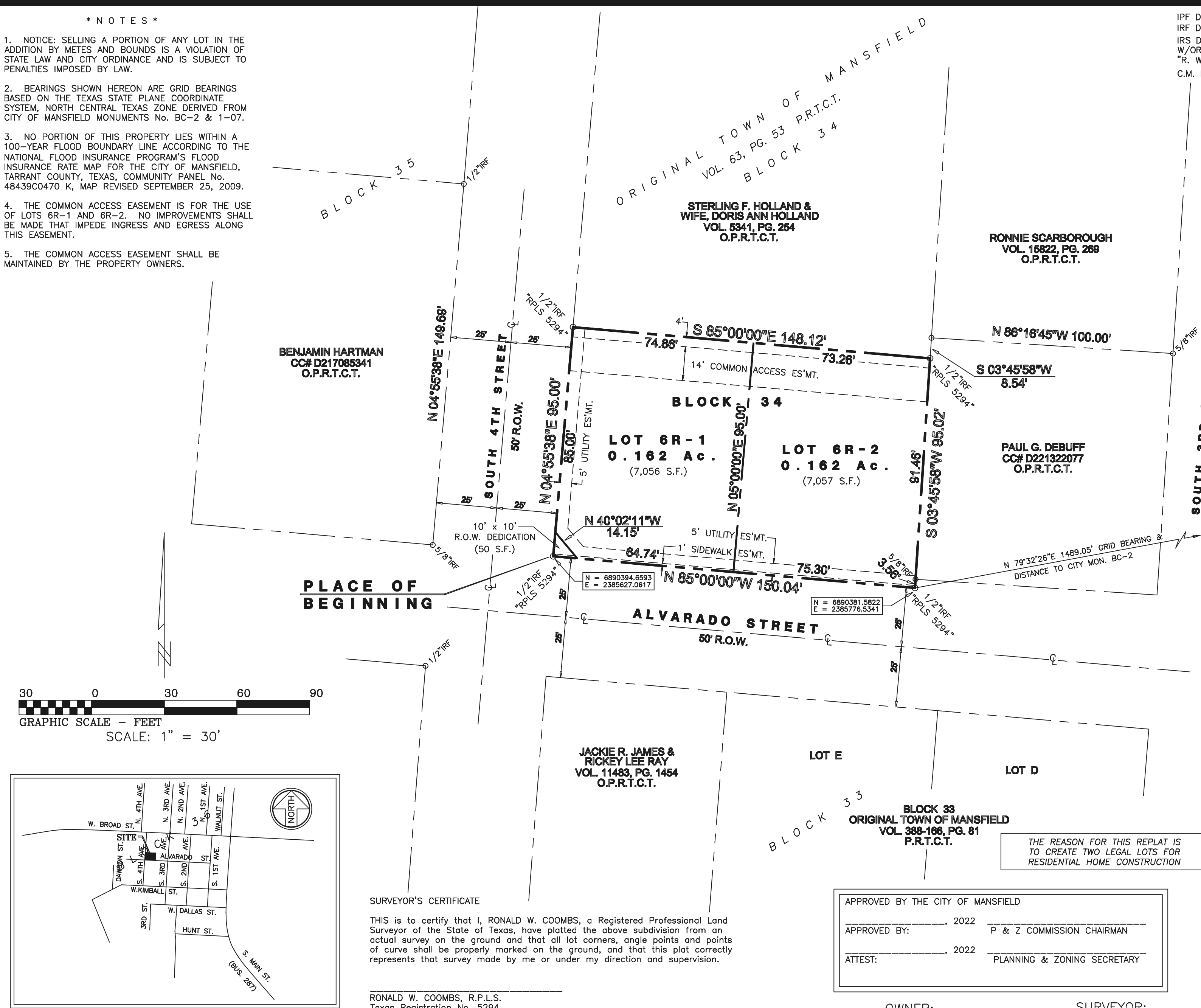
1. NOTICE: SELLING A PORTION OF ANY LOT IN THE ADDITION BY METES AND BOUNDS IS A VIOLATION OF STATE LAW AND CITY ORDINANCE AND IS SUBJECT TO PENALTIES IMPOSED BY LAW.

2. BEARINGS SHOWN HEREON ARE GRID BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL TEXAS ZONE DERIVED FROM CITY OF MANSFIELD MONUMENTS No. BC-2 & 1-07.

3. 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 THE CITY OF MANSFIELD, TARRANT COUNTY, TEXAS, COMMUNITY PANEL No. 48439C0470 K, MAP REVISED SEPTEMBER 25, 2009.

4. THE COMMON ACCESS EASEMENT IS FOR THE USE OF LOTS 6R-1 AND 6R-2. NO IMPROVEMENTS SHALL BE MADE THAT IMPEDE INGRESS AND EGRESS ALONG THIS EASEMENT.

5. THE COMMON ACCESS EASEMENT SHALL BE MAINTAINED BY THE PROPERTY OWNERS.



IPF DENOTES IRON PIPE FOUND  
IRF DENOTES IRON ROD FOUND  
IRS DENOTES IRON ROD SET  
W/ORANGE PLASTIC CAP STAMPED  
"R. W. COOMBS RPLS 5294"  
C.M. DENOTES CONTROLLING MONUMENT



**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. 22-0017  
GF No. NONE

STATE OF TEXAS  
COUNTY OF TARRANT

WHEREAS, CHRISTIAN COLE INVESTMENTS, LLC, acting by and through the undersigned, its duly authorized agent, is the sole owner of all that certain portion of Block 34, Original Town of Mansfield, an addition to the City of Mansfield, Texas according to the plat recorded in Volume 63, Page 53 of the Plat Records of Tarrant County, Texas as described in deed recorded in Clerk's File No. D2221361430 of the Official Public Records of Tarrant County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod found with orange plastic cap stamped "RPLS 5294" at the Southwest corner of said Block 34 and said Christian Cole Investments Tract, lying in the North right-of-way line of Alvarado Street (a 50-foot wide right-of-way) at its intersection with the East right-of-way line of South 4th Street (a 50-foot wide right-of-way);

THENCE N 04° 55' 38" E, 95.00 feet along the said East right-of-way line of South 4th Street to a 1/2-inch iron rod found with orange plastic cap stamped "RPLS 5294" at the Northwest corner of said Christian Cole Investments Tract, being the Southwest corner of that certain tract of land described in deed to Sterling F. Holland and wife, Doris Ann Holland, recorded in Volume 5341, Page 254 of the Official Public Records of Tarrant County, Texas;

THENCE S 85° 00' 00" E, 148.12 feet along the common boundary line between said Christian Cole Investments Tract and said Sterling Tract to a 1/2-inch iron rod found with orange plastic cap stamped "RPLS 5294" at the Northeast corner of said Christian Cole Investments Tract, lying in the West boundary line of that certain tract of land described in deed to Paul G. Debuff, recorded in Clerk's File No. D221322077 of the Official Public Records of Tarrant County, Texas;

THENCE S 03° 45' 58" W, at 91.46 feet passing a 5/8-inch iron rod found at the Southwest corner of said Debuff Tract and continuing in all a total distance of 95.02 feet along the East boundary line of said Christian Cole Investments Tract to a 1/2-inch iron rod found with orange plastic cap stamped "RPLS 5294" at the Southeast corner thereof, lying in the aforesaid North right-of-way line of Alvarado Street;

THENCE N 85° 00' 00" W, 150.04 feet along the said North right-of-way line of Alvarado Street to the PLACE OF BEGINNING, containing 0.325 acre (14,163 square feet) of land.

STATE OF TEXAS  
COUNTY OF TARRANT

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, CHRISTIAN COLE INVESTMENTS, LLC, acting by and through the undersigned, its duly authorized agents, being the sole owner of the above described parcel, does hereby adopt the herein above described property as LOTS 6R-1 AND 6R-2, BLOCK 34, ORIGINAL TOWN OF MANSFIELD, an addition to the City of Mansfield, Tarrant County, Texas and does hereby dedicate to the public use the streets and easements as shown thereon.

I hereby set my signature for the purposes herein expressed this the \_\_\_\_\_ day of \_\_\_\_\_, 2022.

CHRISTIAN COLE INVESTMENTS, LLC

CHRISTIAN LEECH, President

STATE OF TEXAS  
COUNTY OF TARRANT

BEFORE ME, the undersigned authority, on this day personally appeared CHRISTIAN LEECH, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for purposes and considerations therein expressed, in the capacity therein stated and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the \_\_\_\_\_ day of \_\_\_\_\_, 2022.

NOTARY PUBLIC  
STATE OF TEXAS

REPLAT  
**LOT 6R-1 & 6R-2, BLOCK 34**  
**ORIGINAL TOWN OF MANSFIELD**  
BEING A REVISION OF A PORTION OF BLOCK 34,  
ORIGINAL TOWN OF MANSFIELD ACCORDING TO THE PLAT  
FILED IN VOLUME 63, PAGE 53 OF THE  
PLAT RECORDS OF TARRANT COUNTY, TEXAS  
CITY OF MANSFIELD  
TARRANT COUNTY, TEXAS  
2 LOTS  
0.325 ACRE  
MAY 4, 2022  
SD# 22-020

THIS PLAT RECORDED IN INSTRUMENT # \_\_\_\_\_, T.C.T. DATE: \_\_\_\_\_



# CITY OF MANSFIELD

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

## STAFF REPORT

File Number: 22-4705

**Agenda Date:** 6/6/2022

**Version:** 1

**Status:** Public Hearing

**In Control:** Planning and Zoning Commission

**File Type:** Plat

**Agenda Number:**

**Title**

SD #22-025: Public hearing on a replat to create Lots 1R1, Block 1, Electronics Addition on approximately 67.577 acres located at 1000 N Main St., Mouser Electronics Inc., owner and Baird, Hampton, and Brown Engineering and Surveying, engineer/surveyor

**Description/History**

The purpose of this replat is to combine a platted lot and an 19.641 acre unplatted parcel of land into one lot to accommodate the expansion of Mouser Electronics facility.

Although the digital copy of the plat in the Commission's packet has no signatures, the filing copy has been signed. The plat meets the requirements of the Subdivision Control Ordinance.

**Recommendation**

Staff recommends approval.

**Attachments**

Location Map  
Previously approved plat  
Replat



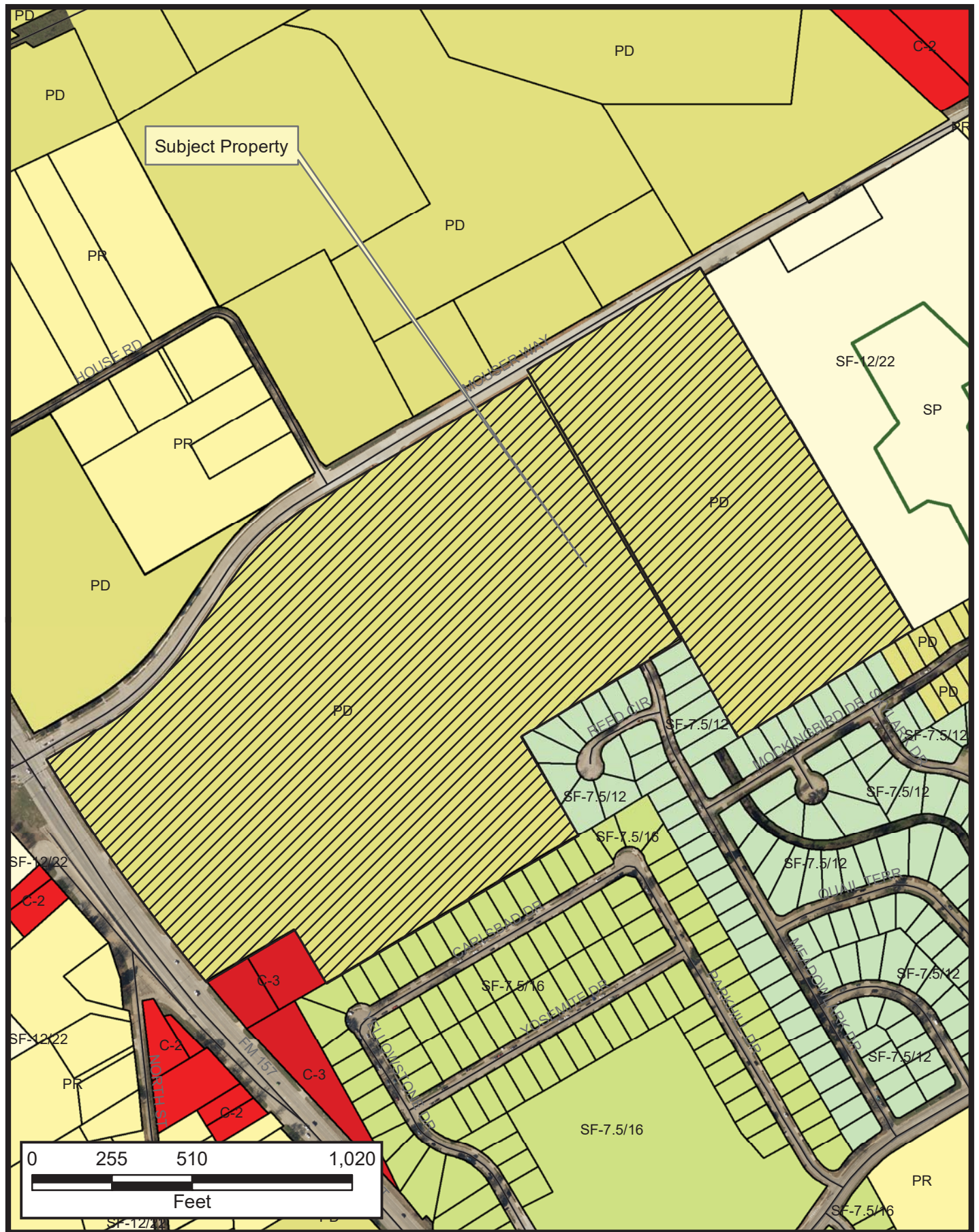


**SD 22-0025**

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.

5/31/2022

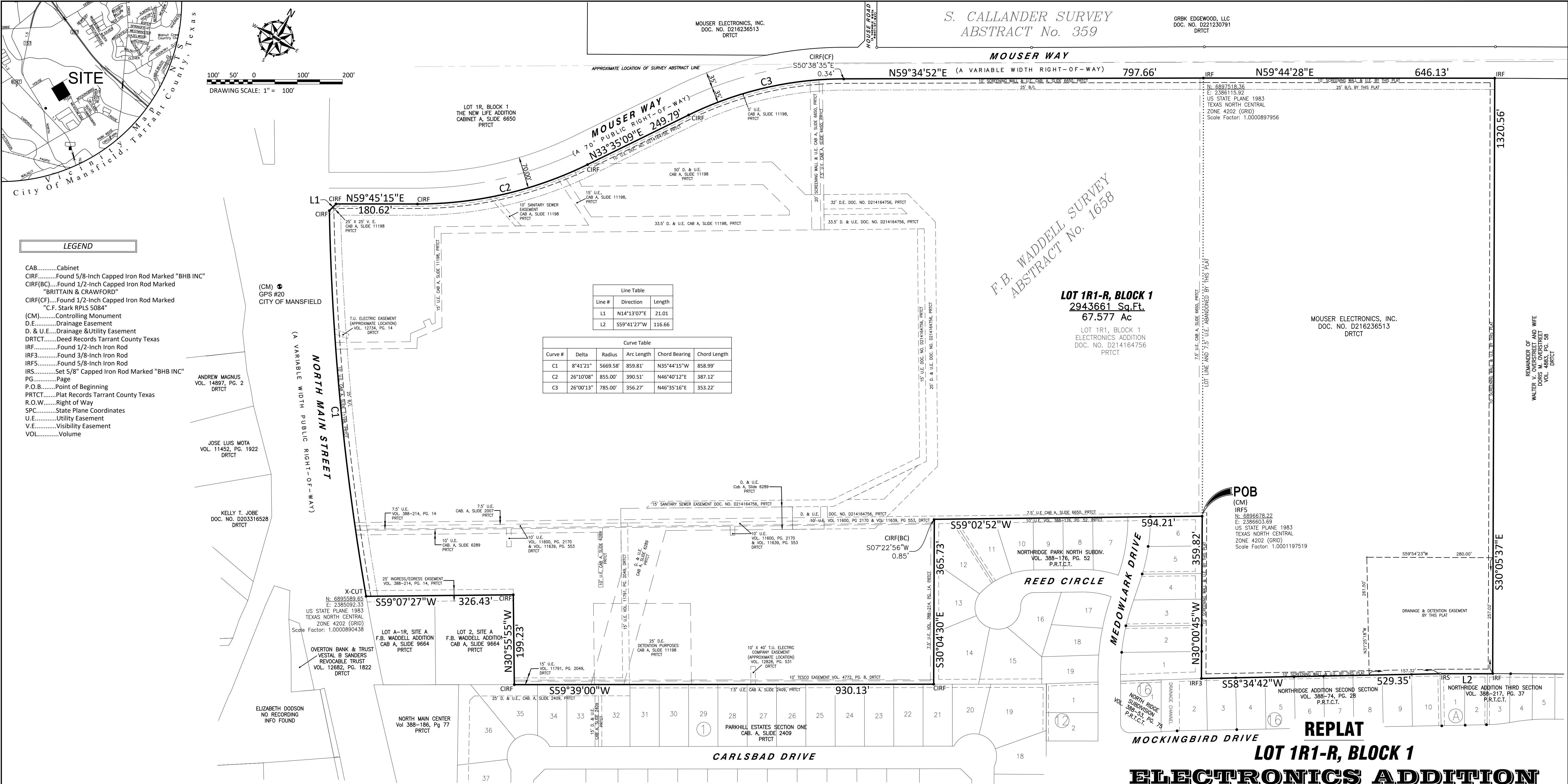












**OWNER:**  
Mouser Electronics, Inc.  
1000 N. Main Street  
Mansfield, TX 76063

**ENGINEER & SURVEYOR:**  
**B. B. BAIRD, HAMPTON & BROWN**  
engineering and surveying

6300 Ridglea Place, Suite 700 Fort Worth, TX 76116  
jmargotta@bhbinc.com • 817.338.1277 • bhbinc.com  
TBPELS Firm #44, #10011300

APPROVED BY THE CITY OF MANSFIELD

APPROVED BY: \_\_\_\_\_ 2022 P & Z COMMISSION CHAIRMAN

ATTEST: \_\_\_\_\_ 2022 PLANNING & ZONING SECRETARY

After recording, return to City of Mansfield 1200 Broad Street, Mansfield, Texas 76063

**REPLAT**  
**LOT 1R1-R, BLOCK 1**  
**ELECTRONICS ADDITION**  
BEING A REVISION OF LOT 1R, BLOCK 1, ELECTRONICS ADDITION  
ACCORDING TO THE PLAT FILED IN CABINET A, SLIDE 11198, PRCT AND  
BEING A 19.641 ACRE UNPLATTED TRACT OF LAND SITUATED WITHIN  
THE F.B. WADDELL SURVEY, ABSTRACT NO. 1658  
CITY OF MANSFIELD, TARRANT COUNTY, TEXAS  
1 LOT  
67.577 ACRES  
MAY 2022 SH 1 OF 2 SD#22-025

5:25:2022 10:46AM E:\Survey\21\141 Mouser East Warehouse\000\Drawg\REPLAT.dwg Sh 2 OF 2

CONDITIONS OF ACCEPTANCE OF DRAINAGE AND FLOODWAY EASEMENTS

This plat is proposed by the owners of properties described herein (hereinafter referred to as "property owners) and is approved by the City of Mansfield subject to the following conditions which shall be binding upon the property owners, his heirs, grantees, successors and assigns.

No obstruction to the flow of stormwater run-off shall be permitted by filling or by construction of any type of dam, building, bridge, fence, or any other structure within the drainage easement shown herein on this plat, unless approved by the City of Mansfield. Provided, however, it is understood that in the event it becomes necessary for the City of Mansfield to erect drainage facilities in order to improve the storm drainage that may be occasioned by the streets and alleys in or adjacent to the subdivision, then in such event, the City of Mansfield shall have the right to enter said drainage easement at any point or points to erect, construct and maintain any facility deemed necessary for drainage purposes.

The property owners will be responsible for maintaining said drainage easement. The property owners shall keep said drainage easement clean and free of debris, silt, high weeds, and any substance which would result in unsanitary or undesirable conditions. The property owners shall be responsible for recommended or required maintenance of any private storm water facility located on the property in proper functioning capacity. The City of Mansfield shall have the right of ingress and egress for the purpose of inspecting and supervising maintenance work done by the property owners. If at any time the property owners fail to satisfy any of their aforementioned responsibilities or obligations, the City of Mansfield, upon ten (10) days prior notice to the owners, may enter said drainage easement at any point or points to perform maintenance or clean-up, and bill the property owners the cost incurred, or place a lien on said properties if the bill is not paid within thirty (30) days of its mailing.

Said drainage easement, as in the case of all drainage easements, is subject to stormwater overflow and erosion to an extent which cannot be specifically defined. The City of Mansfield shall not be held liable for any damages resulting from the occurrence of these natural phenomena or the failure of any facilities within said drainage easement. Further, the City of Mansfield will not be responsible for erosion control or any damage to private properties or persons resulting from the flow of water within said drainage easement and properties.

STATE OF TEXAS §  
COUNTY OF TARRANT §

WHEREAS MOUSER ELECTRONICS, INC., acting by and through the undersigned, its duly authorized agent, is the sole owner of a 67.577 acre tract of land located in the F.B. Waddell Survey, Abstract No. 1658, City of Mansfield, Tarrant County, Texas as recorded in Document Numbers D210016094, D212286411, and D216236513 Deed Records, Tarrant County, Texas, being more particularly described as follows:

BEING a tract of land located in the F.B. Waddell Survey, Abstract No. 1658, City of Mansfield, Tarrant County, Texas, being all of Lot 1R1, Block 1, Electronics Addition an addition to the City of Mansfield, Tarrant County, Texas as shown on plat recorded in Document Number D214164756, Plat Records, Tarrant County, Texas (PRTCT), and being all of a tract of land as described by deed to Mouser Electronics, Inc., as recorded in Document Number D216236513, Deed Records, Tarrant County, Texas (DRTCT) and being more particularly described by metes and bounds as follows: (Bearings referenced to U.S. State Plane Grid 1983 - Texas North Central Zone (4202) NAD83 as established using GPS Technology in conjunction with the RTK Cooperative Network, all distances at ground)

BEGINNING a found 5/8-inch iron for the southeast corner of said Lot 1R1, same being the northeast corner of Northridge Park North Subdivision, an addition to the City of Mansfield, Tarrant County, Texas as shown on plat recorded in Volume 388-176, Page 52, PRTCT and being in the west line of the said Mouser Electronics tract;

THENCE with the common line between said Lot 1R1 and the said Northridge Park North Subdivision the following courses and distances:

South 59°02'52" West, a distance of 594.21 feet to a re-entrant corner of said Lot 1R1, same being the northwest corner of the said Northridge Park North Subdivision from which a found 1/2-inch capped iron rod marked "BRITTAIN & CRAWFORD" bears South 07°22'56" West, a distance of 0.85 feet;

South 30°04'30" East, a distance of 365.73 feet to a found 5/8-inch capped iron rod marked "BHB INC" (CIRF) for an ell corner of said Lot 1R1, same being the southwest corner of the said Northridge Park North Subdivision and being in the north line of Parkhill Estates Section One, an addition to the City of Mansfield, Tarrant County, Texas as shown on plat recorded in Cabinet A, Slide 2409, PRTCT;

THENCE South 59°39'00" West, with the common line between said Lot 1R1 and the said north line, a distance of 930.13 feet to a CIRF for an ell corner of said Lot 1R1, same being the southeast corner of Lot 2, Site A, F.B. Waddell Addition, an addition to the City of Mansfield, Tarrant County, Texas as shown on plat recorded in Cabinet A, Slide 9664, PRTCT;

THENCE North 30°55'55" West, with the common line between said Lot 1R1 and said Lot 2, a distance of 199.23 feet to a CIRF for a re-entrant corner of said Lot 1R1, same being the northeast corner of said Lot 2;

THENCE South 59°07'27" West, with the common line between said Lot 1R1 and the said F.B. Waddell Addition, a distance of 326.43 feet to a found X-cut for the southwest corner of said Lot 1R1, same being the northwest corner of Lot A-1R of the said F.B. Waddell Addition and being in the northeasterly right-of-way line of North Main Street - F.M. 157 (a variable width public right-of-way);

THENCE with the common line between said Lot 1R1 and the northeasterly right-of-way line being along a curve to the right having a central angle of 08°41'21", a radius of 5669.58 feet, an arc length of 859.81 feet and a chord which bears North 35°44'15" West, a distance of 858.99 feet to a CIRF for the southern corner of a corner clip located at the southeast corner of the intersection of the said North Main Street and Mouser Way (a 70-foot public right-of-way);

THENCE North 14°13'07" East, with the said common line, a distance of 21.01 feet to a CIRF for the northern corner of the said corner clip and being in the southeasterly right-of-way line of the said Mouser Way;

THENCE with the common line between said Lot 1R1 and the said southeasterly right-of-way line the following courses and distances:

North 59°45'15" East, a distance of 180.62 feet to a CIRF;

along a curve to the left having a central angle of 26°10'08", a radius of 855.00 feet, an arc length of 390.51 feet and a chord which bears North 46°40'12" East, a distance of 387.12 feet to a CIRF;

North 33°35'09" East, a distance of 249.79 feet to a CIRF;

along a curve to the right having a central angle of 26°00'13", a radius of 785.00 feet, an arc length of 356.27 feet and a chord which bears North 46°35'16" East, a distance of 353.22 feet to a CIRF;

North 59°34'52" East, a distance of 797.66 feet to a found 1/2-inch iron rod for the northeast corner of the aforementioned Lot 1R1, same being the northwest corner of the aforementioned Mouser Electronics tract;

THENCE North 59°44'28" East, with the common line between said southeasterly right-of-way line and the northwesterly line of the said Mouser Electronics tract, a distance of 646.13 feet to a found 1/2-inch iron rod for the northeast corner of the said Mouser Electronics tract, same being northwest corner of a remainder tract of land as described by deed to Walter V. Overstreet and wife, Doris M. Overstreet as recorded in Volume 4883, Page 58, DRTCT;

THENCE South 30°05'37" East, with the common line between the said Mouser Electronics tract and the said Walter V. Overstreet remainder tract, a distance of 1320.56 feet to found 1/2-inch iron rod for the southeast corner of the said Mouser Electronics tract, same being the southwest corner of the said Walter V. Overstreet remainder tract and being in the north line of Northridge Addition, Third Section, an addition to the City of Mansfield, Tarrant County, Texas as shown on plat recorded in Volume 388-217, Page 37, PRTCT;

THENCE South 59°41'27" West, with the common line between the said Mouser Electronics tract and the said Northridge Addition, a distance of 116.66 feet to a set 5/8-inch capped iron rod marked "BHB INC" (IRS) for and angle point of the said Mouser Electronics tract, same being the northwest corner of the said Northridge Addition and being the northeast corner of Northridge Addition, Second Section, an addition to the City of Mansfield, Tarrant County, Texas as shown on plat recorded in Volume 388-74, Page 28, PRTCT;

THENCE South 58°34'42" West, with the common line between the said Mouser Electronics tract and the said Northridge Addition, Second Section, a distance of 529.35 feet to a found 3/8-inch iron rod for the southwest corner of the said Mouser Electronics tract, same being the southeast corner of the aforementioned Northridge Park North Subdivision;

THENCE North 30°00'45" West, with the common line between the said Mouser Electronics tract and the said Northridge Park North Subdivision, a distance of 359.82 feet to the POINT OF BEGINNING and containing 67.577 Acres or 2,943,661 square feet of land more or less.

NOW THEREFORE KNOW ALL PERSONS BY THIS PRESENT §

THAT, Mouser Electronics, Inc., being the sole owner of the above described parcel, acting by and through the undersigned, its duly authorized agent, does hereby adopt the herein above described property as LOT 1R1-R, BLOCK 1, ELECTRONICS ADDITION, an addition to the City of Mansfield, Tarrant County, Texas and do hereby dedicate to the public's use the easements and right-of-way as shown thereon.

Mouser Electronics, Inc.

By: \_\_\_\_\_  
Peter F. Shopp, Jr.  
Senior Vice President, Business Operations

STATE OF TEXAS §

COUNTY OF TARRANT §

Before me, the undersigned, a Notary Public for the State of Texas, appeared Peter F. Shopp, Jr., known to be the person whose name is subscribed hereto.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the \_\_\_\_ day of \_\_\_\_\_ 2022.

\_\_\_\_\_  
Notary Public

SURVEYOR'S CERTIFICATION

I, John G. Margotta, do hereby declare that I prepared this plat from an actual on the ground survey of the land, and that the corner monuments shown hereon were properly placed under my direct supervision in accordance with the platting rules and regulations of the City of Mansfield, Tarrant County, Texas.

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

Purpose of Document: Review  
Surveyor: John G. Margotta  
Registered Professional Land Surveyor No. 5956  
Release Date: 05-25-2022

John G. Margotta  
State of Texas Registered Professional Land Surveyor  
No. 5956  
May 25, 2022

OWNER:

Mouser Electronics, Inc.  
1000 N. Main Street  
Mansfield, TX 76063

ENGINEER & SURVEYOR:

**BHB**  
**BAIRD, HAMPTON & BROWN**  
engineering and surveying

6300 Ridglea Place, Suite 700 Fort Worth, TX 76116  
jmargotta@bhbinco.com • 817.338.1277 • bhbinco.com  
TBPELS Firm #44, #10011300

APPROVED BY THE CITY OF MANSFIELD	
APPROVED BY: _____ 2022	_____ P & Z COMMISSION CHAIRMAN
ATTEST: _____ 2022	_____ PLANNING & ZONING SECRETARY

REPLAT  
LOT 1R1-R, BLOCK 1  
ELECTRONICS ADDITION  
BEING A REVISION OF LOT 1R, BLOCK 1, ELECTRONICS ADDITION  
ACCORDING TO THE PLAT FILED IN CABINET A, SLIDE 11198, PRTCT AND  
BEING A 19.641 ACRE UNPLATTED TRACT OF LAND SITUATED WITHIN  
THE F.B. WADDELL SURVEY, ABSTRACT NO. 1658  
CITY OF MANSFIELD, TARRANT COUNTY, TEXAS  
1 LOT  
67.577 ACRES  
MAY 2022 SH 2 OF 2 SD#22-025





# CITY OF MANSFIELD

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

## STAFF REPORT

File Number: 22-4655

Agenda Date: 6/6/2022

Version: 3

Status: Public Hearing

In Control: Planning and Zoning Commission

File Type: Zoning Case

### Agenda Number:

#### .Title

OA#22-003: Public hearing to consider amending Chapter 155 of the Code of Ordinances of the City of Mansfield, "Zoning" by Amending Special Purpose District Regulations and Creating a New Section 155.073 "S, South Mansfield Form-based Development District".

#### Description/History

The S, South Mansfield Form-based Development District, is a proposed zoning district that intends "to enable and to encourage a development pattern that is compact, mixed-use, walkable, and sustainable" and also intends "to create and to reinforce a world-class entertainment destination, that is in proximity to national and multi-national corporations and small employers, and will promote the expansion of premium retail, restaurant, residential, office, and cultural choices".

This form-based development district is based on the methodologies of the rural-to-urban transect. The rural-to-urban transect is a cross-section of the human environment showing a range of different habitats from the most rural to the most urban condition. The rural-to-urban transect of the human environment used in the S, South Mansfield Form-based Development District is divided into four distinct transect zones, which are as follows:

1. The T-3, urban edge transect zones, shall consist of primarily of low intensity residential areas with some mixed-use.
2. The T-4, urban transition transect zones, shall consist of a mixed-use, but a primarily residential urban fabric.
3. The T-5, urban center transect zones, shall consist of higher intensity buildings that can accommodate retail, offices, row houses, and multi-family dwellings.
4. The T-6, urban core transect zones, shall consist of buildings of the highest intensity and highest height, with the greatest variety of uses.

Development and redevelopment within the transect zones may be further regulated by the introduction of three overlay districts that modify provisions of the transect zones in order to achieve an even more specific economic, physical, or cultural outcome:

1. [EOD, Entertainment Overlay District]. All land bounded to the East by the future extension of Heritage Parkway southward; to the West by State Highway 360; to the North by the railroad right-of-way; and to the South by Lone Star Road shall be assigned to the EOD and provisions of the form-based development district are

modified as follows:

- a. Building height for allowable civic uses shall be determined by warrant.
  - b. Single-family residential (detached) is prohibited.
2. [TOD, Transit Overlay District]. Land located within 2,640 feet of an existing or a funded rail transit station shall be assigned to the transit overlay district, and uses are exempt from the required parking in order to encourage transit use and ridership.
- a. Land within 660 feet of the rail transit station shall be exempt from the required parking.
3. [RCD, Regional Center Development Overlay District]. The RCD is assigned to all land located within 660 feet of the right-of-way for an existing limited-access highway or the alignment and the allocation of right-of-way for a new limited-access highway, and the provisions of the form-based development district are modified as follows:
- a. Principal buildings shall be no less than 1,500 net square feet.
  - b. Principal buildings shall be no less than four stories.
  - c. Principal buildings less than four stories dedicated exclusively to food service establishments or retail establishments may be approved by warrant.

Like the D, Downtown District, this form-based development district provides an array of frontages in order to positively influence and shape the appearance, the design, and the function of public and private space. Frontages are the “area between a building façade and the vehicular lanes, inclusive of its built and its planted components.” The frontages permitted under the S, South Mansfield Form-based Development District are allocated in the transect zones as provided below:

1. Porch and fence (T-3, T-4).
2. Dooryard and terrace (T-3, T-4, and T-5).
3. Stoop (T-4, T-5, and T-6).
4. Forecourt (T-4, T-5, and T-6).
5. Shopfront (T-4, T-5, and T-6).
6. Gallery (T-5 and T-6).
7. Arcade (T-5 and T-6).

As the emphasis is on superior architecture and urban design, there are no limitations on the intensity of development nor minimum or maximum lot widths. The intensity of development is determined by the parking required for the use.

Principal building height is as follows:

1. T-3: three stories.
2. T-4: four stories.
3. T-5 and T-6: no height restrictions.

Outbuildings are limited to two stories in height and they may be no higher than the principal building on the same lot.

All multi-family residential buildings must be a minimum of four stories in height.

Furthermore, the building function and specific use table has been expanded from the usual residential, lodging, office, and retail uses to include the following:

1. Agricultural (i.e., the agricultural uses will support increased opportunities for local food production);
2. Civic (i.e., the civic uses are intended to nurture and to sustain a unique scene for arts, culture, and entertainment); and
3. Industrial (i.e., the industrial uses are intended to attract, expand, and retain innovation, research, and technology employment opportunities).

Warrants are incorporated into the text of the form-based development district to ensure a development review process that is expedited and predictable.

Architecture is driven by provisions primarily focused on the aesthetic quality of exterior walls, roofs, openings, attachments, shopfronts, and visual screening.

For all proposed projects on two (2) or more acres of land, a special land assemblage plan will be required. The purpose of a special land assemblage plan is “to create and to reinforce a pedestrian oriented and a balanced pattern of development with a complementary mixture of retail, residential, employment, and civic choices within a walkable, compact, and visually harmonious environment, in order to provide for greater integration of public and private improvements and infrastructure, and to encourage and to enable thoroughfare connectivity.” A special land assemblage plan requires additional standards concerning thoroughfare networks, civic space, and building disposition; and it also allows for flexibility in the allocation of transect zones, signage standards, and architecture. A development agreement is also required --- subject to approval of the City Council --- to ensure that the intended outcomes of a special land assemblage plan will be realized and achieved. A development agreement must be approved prior to any building plan and site plan submittals.

In sum, the S, South Mansfield Form-based Development District provides development standards within each transect to control:

1. Lot Standards (i.e., dimensional considerations).
2. Building Disposition (i.e., building placement).
3. Building Configuration (i.e., building height).
4. Frontage Standards (i.e., design of public and private space).
5. Building Function (i.e., building and lot use).
6. Parking Standards.
7. Landscape Standards.
8. Signage Standards.
9. Non-Conformities.
10. Building Materials and Configuration (i.e., architecture).
11. Light Levels (i.e., illumination).

The S, South Mansfield Form-based Development District is intended to allow targeted areas that are ripe for high-profile development opportunities to leverage provisions with

increased flexibility to develop property effectively and efficiently in exchange for urban design excellence from those property owners and developers that use the code.

The code regulated regulates the development and modification of buildings and other elements of the built environment within the private lot, based on the following premises:

1. That building regulations should equitably balance the rights of the individual and the interests of the community as a whole.
2. That building form individually and collectively defines and supports the public realm.
3. That building configuration should support walkability, safe streets, and safe public spaces, creating pedestrian friendly neighborhoods.
4. That building scale should both define streets and public spaces as rooms and they should vary by context and intensity in coordination with neighboring properties.
5. That workplace, retail, and entertainment, and housing for a variety of ages and incomes are all in close proximity, with appealing open spaces and gathering places.

**Recommendation**

Staff recommends approval subject to review by the City Attorney.

**Attachments:**

South Mansfield Arts Form-based Development District Standards

## **SECTION 155.073.**

### **S, SOUTH MANSFIELD FORM-BASED DEVELOPMENT DISTRICT.**

#### **PARAGRAPH (A). INTENT.**

The primary intent of this S, South Mansfield Form-based Development District, is to enable and to encourage a development pattern that is compact, mixed-use, walkable, and sustainable. The secondary intent of this form-based development district is to create and to reinforce a world-class entertainment destination, that is in proximity to national and multi-national corporations and small employers, and will promote the expansion of premium retail, restaurant, residential, office, and cultural choices, will elevate the quality of life for residents and businesses, and will contribute immensely to a robust economic base for the community and immediate environs. To that end, this form-based development district regulates the development and redevelopment of property based on the following premises:

1. That building regulations should equitably balance the rights of the individual and the interests of the community as a whole.
2. That building form individually and collectively defines and supports the public realm.
3. That building configuration should support walkability, safe streets, and safe public spaces, creating pedestrian friendly neighborhoods.



4. That building scale should define streets and public spaces as rooms and they should vary by context and intensity in coordination with neighboring properties.
5. That workplace, retail, and entertainment, and housing for a variety of ages and incomes are all in close proximity, with appealing open spaces and gathering places.

**PARAGRAPH (B). APPLICABILITY.**

1. The provisions of this Section shall be activated by “SHALL” or “ARE” when required, and “MAY” when optional.
2. The provisions of this Section, when in conflict, shall prevail over all those of other codes, ordinances, regulations, and standards of the City of Mansfield, Texas (the “EXISTING LOCAL CODES”).
3. The Existing Local Codes shall continue to be applicable to all issues that are not covered by this Section, except where the Existing Local Codes would be in conflict.
4. The Definitions and Synonyms contains regulatory language that is integral to this Section. Those terms not defined in Definitions and Synonyms shall be accorded their commonly accepted meanings. In the event of conflict between these definitions and those specified in the Existing Local Codes, those of this Section shall take precedence.

5. The provisions of this Section or the numerical metrics of its tables, when in conflict with any diagrams and / or illustrations, shall take precedence.

**PARAGRAPH (C). WARRANTS AND VARIANCES.**

1. There shall only be two types of deviations from the requirements of this Section: warrants and variances.
2. A warrant is a ruling that shall permit a practice that is inconsistent with a specific provision of this Section, but is justified by the Intent of this Section. The Director of Planning shall have the authority to approve or to disapprove administratively any request for a warrant. The Director of Planning warrant decisions may only be appealed to the City Manager within 30 days of the Director of Planning warrant decision. All warrant decision appeals shall be filed with the Director of Planning or their designee.
3. A variance is any ruling on a deviation from the requirements of this Section other than a warrant. Variances shall be granted only by the Board of Adjustments, in accordance with the provisions existing in Section 155.113.
4. A warrant or a variance shall not be available for the following:
  - A. The minimum height for multi-family residential buildings.
  - B. The required provision of rear alleys.

- C. The minimum requirements for parking.
- D. The allowable building functions and the specific functions by transect zone.

**PARAGRAPH (D). DEVELOPMENT AGREEMENT.**

All applications and plans for development or redevelopment that are on a parcel of land or multiple parcels of land greater than two acres shall be pursuant to a development agreement approved by the City Council. A development agreement shall be approved prior to any building plans and site plans being submitted for approval. A development agreement may only be modified subject to the approval of the City Council.

**PARAGRAPH (E). TRANSECT ZONES AND OVERLAY DISTRICTS.**

For the purposes of this Section, the “RURAL-TO-URBAN TRANSECT” is defined as a cross-section of the environment showing a range of different habitats from the most rural to the most urban condition. The rural-to-urban transect of the human environment that is used in this Section is divided into four “TRANSECT ZONES”. Transect zones are administratively similar to the land use zones found in conventional codes, except that in addition to the usual building use, parking, height, and setback requirements, other elements of the intended human habitat are also integrated, including those of the private lot and building and the public frontage. These transect zones describe the physical form and the character of a place, according to the intensity of its land use. The methodology of the rural-to-

urban transect allows for a broad range of building types in each transect zone, arranged to provide balanced, safe, and walkable streetscapes. The development and modification of buildings and other elements of the built environment within the private lot is regulated according to the following transect zones and overlay districts. The transect zones are described on DIAGRAM 1.

1. **URBAN EDGE TRANSECT ZONE (T-3).** A lower intensity residential area that has some mixed-use. Outbuildings are permitted. Planting is naturalistic and building setbacks are relatively deep. Blocks may be large and the roads irregular to accommodate natural conditions.
2. **URBAN TRANSITION TRANSECT ZONE (T-4).** A medium intensity area that consists of a mixed-use, but a primarily residential urban fabric. It also contains a wide range of building types. Planting and building setbacks are variable. Streets typically define medium-sized blocks with buildings set near to sidewalks.
3. **URBAN CENTER TRANSECT ZONE (T-5).** A medium-high intensity mixed-use area that consists of buildings that accommodate retail, office, row houses, and multi-family dwellings. It has a tight network of thoroughfares with wide sidewalks and steady street tree planting and buildings set adjacent to the sidewalks.
4. **URBAN CORE TRANSECT ZONE (T-6).** A high intensity mixed-use area that consists of the highest height, the greatest variety of uses,

and civic buildings of regional importance. Streets have steady street tree planting and buildings are set close to wide sidewalks.

5. **ENTERTAINMENT OVERLAY DISTRICT (EOD).** The entertainment overlay district (EOD) is intended for the creation and reinforcement of an entertainment destination for the community with select retail, residential, office, and civic choices. All land bounded to the East by the future extension of Heritage Parkway southward; to the West by State Highway 360; to the North by the railroad right-of-way; and to the South by Lone Star Road, shall be assigned to the entertainment overlay district (EOD) and the provisions of this Section modified as follows:

- A. Building height for allowable civic uses shall be determined by warrant.
- B. The following specific uses are not allowed in the EOD:
  - i. Single-family residential (detached).

6. **TRANSIT OVERLAY DISTRICT (TOD).** All land located within 2,640 feet of an existing or a funded rail transit station shall be assigned to a transit overlay district (TOD) and the provisions of this Section modified as follows:

- A. [RESERVED].

- B. Land within 660 feet of the rail transit station shall be exempt from the required parking.

7. **REGIONAL CENTER DEVELOPMENT OVERLAY DISTRICT (RCD).**

Any parcel of land that is located within 660 feet of an existing or a funded limited-access highway shall be assigned to a regional center development overlay district (RCD) and the provisions of this Section modified as follows:

- A. Principal buildings shall be no less than 1,500 net square feet.
- B. Principal buildings shall be no less than four stories.
- C. Principal buildings less than four stories dedicated exclusively to retail establishments or food service establishments may be approved by warrant.

8. [RESERVED].

9. The standards for the overlay districts in this Section overlap.

10. A PD, planned development district, shall not be considered as part of this form-based development district.

**PARAGRAPH (F). REGULATING PLAN.**

[RESERVED].

**PARAGRAPH (G). INSTRUCTIONS.**

This Section sets forth the standards that are applicable to the development and the modification of buildings and other elements of the built environment within private lots.

1. This Section requires two types of submittals for approval: a building plan and a site plan. The building plans that are required for zoning review do not include any construction documents, unless otherwise required.
2. Plans required by this Section are subject to administrative approval by the Director of Planning.
3. Building plans and site plans submitted for approval by the Director of Planning shall demonstrate compliance with:
  - A. Entertainment overlay district (EOD).
  - B. Transit overlay district (TOD).
  - C. Regional center development overlay district (RCD).
  - D. [RESERVED].
  - E. Lot standards.
  - F. Building disposition.
  - G. Building configuration.
  - H. Frontage standards.
  - I. Building function.
  - J. Parking standards.



- K. Landscape standards.
- L. Signage standards.
- M. Nonconformities, if any.
- N. Building materials and configuration.

**PARAGRAPH (H). LOT STANDARDS.**

For the purposes of this Section, each lot shall be composed of three lot layers, as shown in DIAGRAM 4-A.

1. The portion of each lot enfronting a thoroughfare or a passage shall be designated as its principal frontage. Corner lots shall designate a principal frontage either along the thoroughfare or the passage, and a secondary frontage along the remaining frontage. Lots, other than corner lots, enfronting more than one thoroughfare or passage shall have their frontages determined by warrant, and may be subject to more than one principal frontage.
2. There shall be no minimum nor maximum lot width for any transect zone.
3. Lot coverage by buildings and other paved surfaces shall not exceed the maximum percentages by transect zone:
  - A. T-3 transect zones: 60 percent maximum.
  - B. T-4 transect zones: 70 percent maximum.
  - C. T-5 transect zones: 70 percent maximum.

- D. T-6 transect zones: 90 percent maximum.

**PARAGRAPH (I). BUILDING DISPOSITION.**

Buildings shall be disposed on a lot as follows:

1. Façades of principal buildings shall be built parallel to a rectilinear principal frontage line or be built to the tangent of a curved principal frontage line.
2. Façades of principal buildings shall occupy a minimum percentage of the principal frontage width within the front setback, as specified below, as frontage buildout:
  - A. T-3 transect zones: 40 percent minimum.
  - B. T-4 transect zones: 60 percent minimum.
  - C. T-5 transect zones: 80 percent minimum.
  - D. T-6 transect zones: 80 percent minimum.
3. Principal buildings shall be setback from the boundaries of their lots by transect zone according to DIAGRAMS 2-A, 2-B, 2-C, and 2-D.
  - A. The front setback requirements for principal buildings may be modified by warrant to accommodate slopes over 10 percent.
  - B. The front setback requirements for principal buildings, where ground floor commercial uses are provided, may be increased up to 12 feet by-right for outdoor seating and outdoor serving.

- C. Utility services may require easements at the frontage line, the side lot lines, and / or the rear lot lines for meters, pedestals, and other equipment requirements. The setback requirements may be modified by warrant to accommodate any easements.
- 4. The rear setback for all outbuildings shall be a minimum of 15 feet, measured from the centerline of the rear alley. In the absence of the rear alley, the rear setback shall be a minimum of three feet.
- 5. **SPECIFIC TO THE T-3 TRANSECT ZONES:**
  - A. Two buildings may be built on each lot, one principal building at the principal frontage, and one outbuilding.
- 6. **SPECIFIC TO THE T-4 TRANSECT ZONES:**
  - A. Two buildings may be built on each lot, one principal building at the principal frontage, and one outbuilding.
  - B. The principal entrance shall be on a frontage line. Forecourts and recessed stoops that recess the principal entrance from a frontage line are permitted.
- 7. **SPECIFIC TO THE T-5 AND THE T-6 TRANSECT ZONES:**
  - A. The principal entrance shall be on a frontage line. Forecourts and recessed stoops that recess the principal entrance from a frontage line are permitted.
  - B. Outbuildings are not permitted in the T-6 transect zones.

**PARAGRAPH (J). BUILDING CONFIGURATION.**

1. Building height shall be measured in stories for each habitable level above-ground as provided in below:
  - A. Stories are measured from finished floor to finished ceiling.
  - B. For residential building functions, all ground floors shall have a minimum story height of nine feet.
  - C. For commercial building 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.
2. Building height is limited to the following maximum heights:
  - A. Three stories in the T-3 transect zones.
  - B. Four stories in the T-4 transect zones.
  - C. There are no limitations on building height in the T-5 and the T-6 transect zones.
3. Height limits for masts, water towers, belfries, clock towers, chimney flues, or elevator bulkheads shall be determined by warrant.
4. Outbuildings are limited to two stories in all transect zones and they shall be no higher than the principal building on the same lot.
5. The habitable space of an accessory unit within an outbuilding shall not exceed 1,000 square feet.

6. Ground floor residential functions shall be raised a minimum of two feet from the average sidewalk grade at the principal frontage in the T-4, the T-5, and the T-6 transect zones.
7. For all multi-family residential buildings, building height shall be no less four stories.
8. For free standing parking structures only, building height shall be measured in feet according to below:
  - A. A maximum of 60 feet in the T-4 transect zones.
  - B. A maximum of 80 feet in the T-5 and the T-6 transect zones.
9. For parking structures that are attached to a building or buildings, for at least 50 percent of their perimeter, stories may exceed the limit for parking structure height provided that they not exceed the eave height of the attached building or buildings.

**PARAGRAPH (K). FRONTAGE STANDARDS.**

1. **GENERAL.**
  - A. The first lot layer shall contain the private frontage, configured by transect zone according to DIAGRAM 3.
  - B. Lots enfronting two or more thoroughfares or passages shall have private frontages along each thoroughfare and passage.  
  
Prescriptions for the second lot layers and the third lot layers

shall pertain only to the principal frontage. The prescriptions for the first lot layer shall pertain to all frontages.

- C. Row houses shall provide a dooryard, a terrace, or a stoop in the private frontage.
- D. Multi-family residential buildings shall provide a dooryard or a terrace for ground floor dwellings enfronting a thoroughfare or a civic space.
- E. Ground floor commercial functions shall provide a shopfront frontage at minimum.
- F. Ground floor commercial functions may also utilize the public frontage for outdoor seating, outdoor serving, outdoor display of merchandise, and other business related activities provided that a minimum six-foot contiguous clear path be maintained within the public frontage, private frontage, or combination of both.
  - i. Outdoor displays of merchandise shall be removed from the frontage between sunset and sunrise.
- G. Ground floor entrances to all other building functions shall be illuminated.
- H. Frontages that encroach into the public frontage shall require that a minimum six-foot contiguous clear path be maintained

within the public frontage, private frontage, or combination of both.

- I. In order to encourage diversity in architectural design, private frontages shall vary from lot to lot.
- J. For the purposes of this Section, frontages are divided into the following types:
  - i. Porch and fence.
  - ii. Dooryard and terrace.
  - iii. Stoop.
  - iv. Forecourt.
  - v. Shopfront.
  - vi. Gallery.
  - vii. Arcade.

**2. PORCH AND FENCE FRONTAGES.**

- A. Fences and hedges may be located along the frontage lines.
- B. Fences and hedges at the frontage lines shall be limited to a maximum height of four feet.

**3. DOORYARD AND TERRACE FRONTAGES.**

- A. Dooryards and terraces may encroach into the first lot layer up to 100 percent of its depth.

- B. Dooryards and terraces shall be raised a minimum of two feet from the average sidewalk grade at the frontage.
- C. Dooryards and terraces shall be no less than 10 feet deep.
- D. Dooryards and terraces shall be bound by fences or walls on three sides.
  - i. Fences and walls shall be four feet in height.
  - ii. Fences or walls shall be provided as part of the dooryard or the terrace.

4. **STOOP FRONTAGES.**

- A. Stoops may be combined with a dooryard or a terrace frontage.
- B. Stoops may encroach into the first lot layer up to 100 percent of its depth.
- C. Stoops shall be raised a minimum of two feet from the average sidewalk grade at the frontage.
- D. Stoops shall be no less than four feet deep.
- E. Stoops may be recessed into a building façade where the front setback is less than four feet.

5. **FORECOURT FRONTAGES.**

- A. Forecourts shall only be combined with a dooryard or terrace, a stoop, a gallery, or an arcade frontage.
- B. Forecourts may be provided for pedestrians or vehicles.



- C. Forecourts may recess from the frontage line.
  - i. Forecourts shall recess no more than 50 percent of the building façade.
- D. Forecourts shall be limited to 4,000 square feet in area.
- E. Forecourts shall be bound by building façades on a minimum of two sides.
- F. The width of the forecourt shall count towards frontage build-out requirements.

6. **SHOPFRONT FRONTAGES.**

- A. All shopfronts shall be freestanding or combined with a gallery or an arcade frontage.
- B. All shopfronts shall be glazed with clear glass for no less than 70 percent of the ground floor building façade area and shall have a continuous knee wall between two and three feet above the sidewalk at the principal and the secondary frontages.
  - i. The principal entrance shall be at sidewalk grade.
  - ii. The principal entrance may be recessed up to eight feet in depth from the building façade.
- C. Freestanding shopfronts may be combined with awnings, and awnings may encroach into the first lot layer up to 100 percent

of its depth and may also encroach into the public frontage to within two feet of the curb.

i. Awnings may be fixed or movable.

D. All awnings shall provide a minimum vertical clearance of 10 feet.

E. All awnings shall project horizontally from the building façade a minimum of six feet.

**7. GALLERY FRONTAGES.**

A. Galleries may encroach into the public frontage to within two feet of the curb.

B. Galleries shall provide a minimum vertical clearance of 10 feet and project horizontally from the building façade a minimum of 10 feet.

C. Public planting and public lighting may only be omitted where galleries encroach into the public frontage.

D. A gallery frontage may be combined with a shopfront frontage.

**8. ARCADE FRONTAGES.**

A. Arcades may encroach into the public frontage to within two feet of the curb.

- B. Arcades shall provide a minimum vertical clearance of 10 feet and project horizontally from the building façade a minimum of 10 feet.
  - C. Public planting and public lighting may only be omitted where arcades encroach into the public frontage.
  - D. An arcade frontage may be combined with a shopfront.
9. **SPECIFIC TO THE T-3 TRANSECT ZONES:**
- A. Porches shall be no less than eight feet deep.
  - B. Balconies, bay windows, and other architectural features may encroach into the first lot layer up to 25 percent of its depth.
10. **SPECIFIC TO THE T-4 TRANSECT ZONES:**
- A. Porches shall be no less than four feet deep.
  - B. Balconies, bay windows, and other architectural features may encroach into the first lot layer up to 50 percent of its depth.
11. **SPECIFIC TO THE T-5 AND THE T-6 TRANSECT ZONES:**
- A. In the absence of a building façade along any part of a frontage line, a streetscreen shall be built co-planar with the façade. A streetscreen shall be between four and eight feet in height and have openings no larger than is necessary to allow automobile and pedestrian access.

- B. Balconies, bay windows, and other architectural features may encroach into the first lot layer up to 100 percent of its depth.

**PARAGRAPH (L). BUILDING FUNCTION.**

**1. GENERAL.**

- A. Building use in this Section shall be limited to those allowable building functions and to those specific uses by transect zone according to DIAGRAM 5.
- B. Building uses requiring a specific use permit shall be subject to a review and a recommendation by the Planning and Zoning Commission, and approval by the City Council as established in Section 155.080.
- C. Buildable intensity of the use shall be determined by transect zone on a per lot basis by the required parking.

**2. ADDITIONAL USE RESTRICTIONS.**

The following uses are subject to additional restrictions:

- A. BED AND BREAKFAST:
  - i. The number of bedrooms available for lodging is limited by the required parking of 1.0 assigned parking spaces for each bedroom, up to five, in addition to the required parking for the residential unit.
  - ii. The lodging shall be owner-occupied.

- iii. Food service may be provided in the morning.
- iv. The maximum length of stay shall not exceed 14 days.

B. HOTEL:

- i. The number of bedrooms available for lodging is limited by the required parking of 1.0 assigned parking spaces for each bedroom and the area allocated to food service shall be calculated and provided with parking according to retail function.
- ii. Food service shall be provided at all times.

C. LIVE-WORK UNIT:

- i. The business operator shall reside at the property.

3. **PROHIBITED USES.**

The following uses are not allowed in any transect zone:

- A. Adult entertainment.
- B. Automotive sales.
- C. Automotive repair and / or automotive service facility.
- D. Body piercing parlor and / or tattoo parlor.
- E. Car wash.
- F. Check cashing.
- G. Pawn shop, secondhand shop, or thrift store.
- H. Retail sales of guns or weapons as a primary use.

- I. Retail sales of tobacco as a primary use.
  - J. Warehousing, distribution, and / or bulk storage.
  - K. Wholesale business.
4. **SPECIFIC TO THE T-3 TRANSECT ZONES:**
- A. The building area available for office use on each lot is limited to the first story of the principal building and the outbuilding.
  - B. The maximum number of employees and occupants shall not exceed four for office use.
5. **SPECIFIC TO THE T-4 TRANSECT ZONES:**
- A. The building area available for office use on each lot is limited to the first story of the principal building and the outbuilding.
  - B. The building area available for retail use is limited to the first story of buildings at corner locations along avenues or drives.
  - C. A food service establishment shall be further limited to seating no more than 60 patrons.

**PARAGRAPH (M). PARKING STANDARDS.**

Applicable parking regulations and restrictions as found in Section 155.091, Off-street Parking and Loading Standards, shall apply.

1. **PARKING REQUIREMENTS.**

Parking requirements shall be determined by their building function as provided in below:

- A. RESIDENTIAL BUILDING FUNCTIONS:
  - i. 1.0 assigned parking spaces for one bedroom.
  - ii. 2.0 assigned parking spaces for two or more bedrooms.
- B. LODGING BUILDING FUNCTIONS:
  - i. 1.0 assigned parking spaces for one bedroom.
- C. OFFICE BUILDING FUNCTIONS:
  - i. 3.0 assigned parking spaces per 1,000 square feet of net office space.
- D. RETAIL BUILDING FUNCTIONS:
  - i. 4.0 assigned parking spaces per 1,000 square feet of net retail space.
- E. Parking requirements for all other building functions shall be in accordance with the provisions existing in Section 155.091, Off-street parking and loading standards.
- F. The following shall be exempt from parking requirements:
  - i. Liner buildings less than 30 feet deep and no more than two stories shall be exempt from parking requirements.
  - ii. Retail spaces under 1,500 square feet of net retail space shall be exempt from parking requirements.
- G. Fractional remainders greater than one-half shall be rounded upwards.

2. **PARKING ACCESS.**

- A. All parking shall be accessed by alleys where available, except as provided in below.
- B. All vehicular entrances to parking lots and parking structures shall be no wider than 24 feet at the frontage.
  - i. No vehicular entrance to any parking lot or any parking structure shall be gated.
  - ii. Gates for parking structures may be permitted provided the gates are internal to the parking structure.
- C. All pedestrian access to parking lots and to parking structures shall be directly to a frontage line, not directly into a building, except for underground parking levels.

3. **PARKING LOCATION.**

- A. All garages shall be located at the third lot layer.
- B. All carports shall be located at the third lot layer.
- C. All parking lots and parking structures shall be located in the third lot layer.

4. **PHYSICAL REQUIREMENTS.**

- A. All parking lots shall be masked from the frontage by either a building or a streetscreen.
  - i. Parking lots shall be paved in concrete.



- ii. Parking lots may only be paved in asphalt, brick, cobble, or stone by warrant.
  - B. All parking structures shall be masked from the frontage by:
    - i. a liner building at the first two stories; OR
    - ii. when a liner building is not feasible, by use of plantings, glazing, or frequent openings.
  - C. A minimum of one bicycle rack place shall be provided within the public frontage or private frontage for every 20 vehicular parking spaces.
- 5. **SPECIFIC TO THE T-3 TRANSECT ZONES:**
  - A. Garages may only be accessed by driveways from the principal frontage or the secondary frontage by warrant.
    - i. Driveways shall be limited to 12 feet in width in the first lot layer.
  - B. Parking lots and parking structures are not allowed.
- 6. **SPECIFIC TO THE T-4 TRANSECT ZONES:**
  - A. Parking structures are not allowed.
- 7. **SPECIFIC TO THE T-5 AND THE T-6 TRANSECT ZONES:**
  - A. Parking provided shall include the actual parking spaces that are provided within the lot and the actual parking spaces that are along the parking lane corresponding to lot frontages. The

parking spaces that are along the parking lane corresponding to lot frontages shall remain available to the public and cannot be restricted to use by the enfronting lots.

- B. Up to 100 percent of required parking may be provided off-site by a parking lot or parking structure within 800 feet of the lot.

#### **PARAGRAPH (N). LANDSCAPE STANDARDS.**

Applicable landscaping regulations and restrictions as found in Section 155.092, Landscaping and Screening Standards, shall apply.

- 1. **GENERAL.**

- A. All planting and landscape in the private frontage and private lots shall consist of non-invasive species.

- 2. **PORCH AND FENCE FRONTAGES.**

All porch and fence frontages shall be landscaped as follows:

- A. For every 30 feet of frontage line, a minimum of two trees shall be planted.
  - B. Native plant perennial landscapes may be used.

- 3. **DOORYARD AND TERRACE FRONTAGES.**

All dooryard and terrace frontages shall be landscaped as follows:

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

- C. If planted in the private frontage, trees may match the species of trees planted in the public frontage.

4. **FORECOURT FRONTAGES.**

All forecourt frontages shall be landscaped as follows:

- A. Trees and shrubs shall not be required in the private frontage.
- B. Landscaping, where installed, shall consist of durable species tolerant of soil compaction.
- C. If planted in the private frontage, trees may match the species of trees planted in the public frontage.
- D. Paving, where installed, may match the public frontage except where paved with pervious materials.
- E. 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.

5. **SHOPFRONT FRONTAGES.**

All shopfront frontages shall be landscaped as follows:

- A. Trees and shrubs shall not be required in the private frontage.
- B. Private frontages shall be paved to match the public frontages.
- C. Landscaping, where installed, shall consist of durable species tolerant of soil compaction.

6. **GALLERY AND ARCADE FRONTAGES.**

- A. Trees and shrubs shall not be required in the private frontage.
- B. Private frontages shall be paved to match the public frontages.

7. **PARKING LOTS.**

All parking lots shall be landscaped as follows:

- A. One tree shall be planted for every 10 parking spaces.
- B. Parking lots consisting of less than 20 parking spaces shall be exempt from landscaping requirements.

8. **SPECIFIC TO THE T-3 TRANSECT ZONES:**

- A. One walkway, no wider than five feet, and providing access to the principal entrance shall be permitted at all frontages.
  - i. Walkways may consist of pervious materials.
- B. One driveway, limited to 12 feet in width, may be permitted at each frontage.

9. **SPECIFIC TO THE T-4 TRANSECT ZONES:**

- A. One walkway, no wider than five feet, and providing access to the principal entrance shall be permitted at all frontages.
  - i. Walkways may consist of pervious materials.

**PARAGRAPH (O). SIGNAGE STANDARDS.**

Unless otherwise noted below, all provisions of Section 155.090, Sign Standards, shall apply to properties developed in accordance with this Section.

1. **GENERAL.**

- A. TEMPORARY SIGNS. Temporary signs may be considered for uses allowed in any transect zone.
- B. PROHIBITED SIGNS. The following sign types are not allowed in any transect zone, and are defined in Section 155.090:
  - i. Advertising signs.
  - ii. Pole signs.

2. **RESIDENTIAL BUILDING FUNCTIONS.**

- A. ADDRESS SIGNS.
  - i. One address number that is no more than six inches as measured vertically, may be attached to the building in proximity to the principal entrance or at a mailbox.
- B. ILLUMINATION.
  - i. Signage may be externally illuminated.

3. **OTHER BUILDING FUNCTIONS.**

- A. SIGN BANDS:
  - i. One external permanent sign band, not to exceed three feet in height, may be applied to each building façade.
  - ii. Businesses on corner lots may install one sign band per frontage.
- B. CANOPY SIGNS:

- i. One canopy sign for each ground floor business shall be permitted if located within the first four inches from the outer edges of the canopy.
- ii. Businesses on corner lots may install one canopy sign per frontage.

C. WINDOW SIGNS:

- i. One window sign for each business on the ground floor, no more than nine square feet, may be installed within the store interior in neon tubing or applied directly to the glazing. Businesses on a corner lot may install one window sign per frontage.
- ii. Businesses on a corner lots may install one window sign per frontage.
- iii. Opaque signboards are prohibited.

D. AWNING SIGNS:

- i. Awnings may include signage in the form of text along the flap, no taller than six inches and text or graphics on the top, printed or applied to the fabric.

E. BLADE SIGNS:

- i. One blade sign for each ground floor business, no more than six square feet each, may be permanently installed perpendicular to the building façade.
- ii. Blade signs shall clear eight feet above the sidewalk.
- iii. Businesses on corner lots may install one blade sign per frontage.

F. A-FRAME SIDEWALK SIGNS:

- i. One A-frame sidewalk sign may be placed in front of a ground floor business and not to exceed six square feet in area.

G. PAINTED MURAL SIGNS:

- i. Painted murals may not include copy related to the use or the uses of the building.
- ii. One painted mural may be applied to the façade of each building.

**PARAGRAPH (P). NON-CONFORMITIES.**

- 1. The temporary or the illegal use of property shall not be sufficient to establish the existence of a non-conformity or to create rights in the continuation of a nonconformity.

2. The existence of a non-conformity shall not be used as a reason to add new uses, structures, or site improvements that are not allowed by the regulations of the transect zone in which it is located.
3. Where buildings exist on adjacent lots, the Director of Planning may require that a proposed building match the setbacks and heights of adjacent buildings rather than the provisions of this Section.
4. [RESERVED].

**PARAGRAPH (Q). BUILDING MATERIALS AND CONFIGURATION.**

**1. WALLS.**

**A. MATERIALS.**

- i. [RESERVED].
- ii. Columns along frontage lines shall be made of concrete or stone. Synthetic materials may be permitted provided they have the appearance of the materials noted above.
- iii. Foundations and piers shall be made of brick, concrete, or stone.
- iv. Structural posts along frontages shall be made of metal or wood or composite wood.
- v. Outbuildings shall be constructed of materials to match the principal building.

**B. CONFIGURATION.**



- i. [RESERVED].
- ii. All exposed exterior wood shall be painted or stained.
- iii. All the exterior walls of a single building shall maintain a uniform level of quality in materials and detailing.
- iv. All the exterior walls of a single building shall be of three materials maximum, excluding attachments and raised basements.
- v. All piers along frontages shall be no less than 12 inches by 12 inches in thickness.
- vi. All structural posts along frontages shall be no less than six inches by six inches nominal dimension.
- vii. Intercolumniation on the ground floor shall be vertically proportioned.

## 2. **ROOFS.**

### A. MATERIALS.

- i. Sloped roofs shall be clad in asphalt shingles, slate, and terra cotta tile. Sloped roof cladding may include metal, provided that it complements an architectural style and that it minimizes glare.
- ii. Flat roofs shall be clad in commercial roofing or similar.

- iii. Flat roofs shall be permitted in the T-4, the T-5, and the T-6 transect zones.

B. CONFIGURATION.

- i. Where used on a building, sloped roofs along frontages shall have symmetrical pitched roofs with slopes no less than 6:12. Porches, stoops, and dormers may have shed roofs with pitch no less than 3:12.
- ii. 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.
- iii. Roof penetrations, including vent stacks, shall typically be placed on the roof slope that does not face a frontage.

3. **OPENINGS.**

A. MATERIALS.

- i. All windows shall be made of painted aluminum, vinyl, or wood, and shall have clear glass.
- ii. All shutters shall be made of wood or composite wood.
- iii. Garage doors shall be made of composite wood or wood.

B. CONFIGURATION.

- i. All doors and windows shall be evenly spaced along the building façade to create a harmonious composition.

- ii. All door and window header heights shall be consistent along a building façade.
- iii. All windows along a building façade shall be rectangular in shape and vertically proportioned, with the exception of transom windows. Windows that are square in shape may be approved by warrant.
- iv. All windows along a building façade shall be recessed at least three inches in depth in exterior finish material of brick, stone, or stucco; and flush-mounted windows are not permitted.
- v. All windows shall use vertically proportioned panes.
- vi. Shutters shall be operable and useable. If non-operable, the shutters shall be of proportions which are identical to an operable shutter for the window. Shutters shall be in louvered panel, solid panel, or board-and-batten style of construction.

#### 4. **ATTACHMENTS.**

##### A. **MATERIALS.**

- i. Where visible, chimneys shall be brick, stone, or stucco.
- ii. Flues may be galvanized or painted black.
- iii. All balcony floors shall be concrete slab, metal, or wood.

- iv. All porch floors shall be of brick, concrete slab, or stone.
- v. All stoops, including the landing and the exterior stairs, shall be brick or stone.

B. **CONFIGURATION.**

- i. Balconies that cantilever shall be supported by brackets made of concrete beams or profiled sills, or wood beams, or other architectural support of appropriate scale.
- ii. Bay windows shall extend to the ground or be supported by concrete or wood brackets of appropriate scale.
- iii. Where visible, chimneys shall extend to the ground, and shall have a projecting cap on top.

5. **SHOPFRONTS.**

A. **SHOPFRONT WINDOWS.** First story building façades shall be a minimum of 70 percent clear glass as measured between the finished floor and the finished ceiling, including the glass area of the front door, and shall have a continuous knee wall above the adjacent sidewalk.

- i. All shopfront glass shall be clear, and with no more than 10 percent tinted.
- ii. Colored, mirrored, or reflective glass is not permitted on any doors and windows.

- B. KNEE WALLS. Shopfronts shall have a minimum 24-inch high solid knee wall along all thoroughfares. Shopfront knee walls shall be a maximum of 36 inches above the adjacent sidewalk. The knee walls shall be designed as an integral component of the overall shopfront.
- C. TRANSOM WINDOWS. Shopfronts shall have a minimum 24-inch high transom window along all thoroughfares. Shopfront transom windows shall be a maximum of 48 inches high. The transom windows shall be designed as an integral component of the overall shopfront.
- D. SHOPFRONT ENTRANCE DOORS. Shopfront entrance doors, if recessed, shall be recessed a maximum of eight feet in depth from the building façade to allow the door to swing out without obstructing pedestrian flow on the sidewalk.
- i. Where appropriate, either sliding doors or folding doors which allow the activity of the business to open adjacent to and onto the sidewalk, may be installed for cafés and restaurants.
- E. SIGN BANDS. All shopfronts shall have a sign band applied to the building façade at the top of the first story window. All sign

bands shall be an integral design with the shopfront elevation and its details, and may be a contrasting color to the building.

F. Awnings.

i. Awnings shall be canvas, metal, or glass, and they shall be coordinated with the top edge of first story doors and windows.

ii. Awnings shall consist of sloping squares or rectangles, without side or bottom soffit panels.

G. SHOPFRONT SECURITY GATES AND SHUTTERS. Solid metal security gates and solid metal roll-down shutters shall not be permitted along frontages. Interior link or grill security devices may be permitted if they can be completely enclosed or hidden from view when not in use, and subject to the approval by the Director of Planning.

6. **FENCES, WALLS, AND OTHER SUITABLE VISUAL SCREENS.**

A. Fences, walls, and other suitable visual screens in accordance with the provisions existing in Section 155.094 are prohibited along side lot lines and rear lot lines of multi-family residential buildings and mixed-use buildings.

B. Fences along frontage lines shall be made of metal or wrought iron or wood.

- i. All metal and wrought iron shall be black.
    - ii. All wood shall be painted or stained.
    - iii. All gates shall be made of metal or wood.
  - C. Walls along frontage lines shall be constructed of brick, stone, or stucco.
    - i. All gates shall be made of metal or wood.
  - D. Streetscreens shall be constructed of a material matching the adjacent building façade.
- 7. Building façades shall provide architectural articulations, including recesses and projections. Architectural articulations are required at intervals of 25 feet along frontages. Architectural articulations shall be limited to four for each 100 feet of building façade length and all architectural articulations shall be a minimum of four feet in depth.
- 8. Building mechanical equipment such as electric meters, gas meters, water meters, and transformers and refuse storage shall be visually screened and not located along frontages.
- 9. Rooftop mechanical equipment shall be fully screened from all sides by parapet walls or opaque screening enclosures both of which shall be at least 12 inches greater in height than the equipment.
- 10. 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 a minimum of six feet in height, and that is 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.

**PARAGRAPH (R). LIGHT LEVELS.**

1. **GENERAL.**

A. The design of all streetlights shall be determined by warrant.

2. **SPECIFIC TO THE T-3 AND THE T-4 TRANSECT ZONES.**

A. No lighting level measured at the frontage shall exceed 1.0 foot candles.

3. **SPECIFIC TO THE T-5 TRANSECT ZONES.**

A. No lighting level measured at the frontage shall exceed 2.0 foot candles.

4. **SPECIFIC TO THE T-6 TRANSECT ZONES.**

A. No lighting level measured at the frontage shall exceed 5.0 foot candles.

**PARAGRAPH (S). SPECIAL LAND ASSEMBLAGE PLANS.**

A special land assemblage plan is intended to create and to reinforce a pedestrian oriented and a balanced pattern of development with a complementary mixture of retail, residential, employment, and civic choices within a walkable, compact,



and visually harmonious environment, in order to provide for greater integration of public and private improvements and infrastructure, and to encourage and to enable thoroughfare connectivity.

1. **THOROUGHFARE NETWORK PLAN.**

A. GENERAL.

- i. Thoroughfares shall terminate at other thoroughfares in intersections, forming a network.
- ii. Thoroughfares shall be paved in concrete, and they may be paved in other surface materials including asphalt, brick, cobble, or stone by warrant.
- iii. Thoroughfares shall have street trees planted on center, every 30 feet.
- iv. Unless otherwise noted below, thoroughfares shall have their assemblies and designs determined by warrant.

B. AVENUES.

- i. The minimum sidewalk width shall be six feet.
- ii. The minimum parkway width shall be four feet.

C. DRIVES AND STREETS.

- i. The minimum sidewalk width shall be five feet.
- ii. The minimum parkway width shall be four feet.

D. ALLEYS.

- i. The minimum pavement width shall be 14 feet.

2. **TRANSECT ZONES.**

- A. The allocation and assignment of transect zones by a property owner or a developer shall be subject to review and approval of the Director of Planning.

3. **CIVIC SPACE.**

- A. A special land assemblage plan shall assign a minimum of 12 percent of its aggregate area to civic space.
  - i. The required civic space may be modified by a reduction to no less than five percent of a special land assemblage plan.
- B. A civic space shall be located within a maximum of 800 feet of each residential unit.
- C. A civic space shall conform to one of the types provided below, and as shown in DIAGRAM 6:
  - i. Green (the minimum size shall be 0.5 acres).
  - ii. Park (the minimum size shall be 1.0 acres).
  - iii. Playground (there is no minimum or maximum size).
  - iv. Square (the minimum size shall be 0.5 acres).
- D. Where feasible, parks and squares shall be activated with one or more of the following programming elements:

- i. Concert space.
- ii. Farmer's market.
- iii. Fountain.
- iv. Outdoor seating and outdoor serving (i.e., food service).
- v. Performance space.
- vi. Public art.
- vii. Water feature.

4. **BUILDING DISPOSITION.**

- A. Building setback requirements may be modified except for the minimum front setbacks in the T-6 transect zones.
- B. All special land assemblage plans shall include a diverse mix of building types.

5. **BUILDING FUNCTION.**

- A. A special land assemblage plan shall not alter, nor modify, any of the allowable building functions or specific functions in DIAGRAM 5.

6. **SIGNAGE.**

- A. A special land assemblage plan may include additional design guidelines for signage, provided the guidelines are equal to or better than the strict application of a design standard as set forth in this Section.

- i. No sign shall exceed a maximum height of 30 feet.
- ii. No prohibited sign type shall be allowed.
- iii. No sign shall be installed within 10 feet of public right-of-way.

**7. BUILDING MATERIALS AND CONFIGURATION.**

- A. A special land assemblage plan may include additional design guidelines for building materials and configuration, provided the guidelines are equal to or better than the strict application of a design standard as set forth in this Section.

**8. SPECIAL REQUIREMENTS.**

To the extent that a special land assemblage plan designates any of the following special requirements, those standards shall be applied as follows:

- A. a mandatory terminated vista designation that requires that a building be provided with architectural articulation of a type and a character that responds visually to its axial location.
- B. a cross block passage that requires that a minimum 10-foot-wide pedestrian access be reserved between buildings.
- C. a build-to line requires the placement of the building façade along the line (forecourts may recess a building entrance from the build-to line).

- D. that all utilities shall be placed underground within the public right-of-way, including roadway lanes and sidewalks.

9. **APPROVALS PROCESS.**

- A. The Director of Planning shall process administratively special land assemblage plan applications.
- B. All special land assemblage plans submitted for approval shall demonstrate compliance with:
  - i. The assignment of existing and planned thoroughfares.
  - ii. The allocation of transect zones.
  - iii. The allocation of civic space.
  - iv. The locations of public art.
  - v. Special requirements, if any.
  - vi. Other applicable attributes that may be required by the Director of Planning.

10. **AMENDMENTS.**

For the purposes of this Section, any modification to the special land assemblage plan and its metrics, including changes in transect zone assignments, are considered “AMENDMENTS”.

- A. Amendments to the special land assemblage plan shall not be used as a reason to add new uses, new structures, or new site

improvements that are not permitted by the regulations of the transect zone in which it is located.

B. All amendments to the special land assemblage plan shall be approved by the Director of Planning.

**11. DEVELOPMENT AGREEMENT REQUIRED.**

A development agreement shall be approved prior to building plans and site plans being submitted for approval in conjunction with any special land assemblage plan.

**PARAGRAPH (T). PUBLIC ART.**

[RESERVED].

**PARAGRAPH (U). DEFINITIONS.**

This Section provides definitions for terms used in this Section that are technical in nature or that otherwise may not reflect a common usage of the term. If a term used is not defined in this Section, then the Director of Planning shall determine the correct definition.

**ACCESSORY UNIT:** A type of residential unit not greater than 1,000 square feet sharing ownership and utility connections with a principal building; it may or it may not be within an outbuilding. Accessory units may only be rented if the principal building is owner-occupied. Alternatively, a property owner may live in the accessory unit and rent the principal building (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.

**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 sidewalk level remains at the frontage line.

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

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

**BALCONY:** A platform projecting from an upper-story door that is enclosed with a balustrade and that is not supported by columns.

**BED AND BREAKFAST:** A type of owner-occupied lodging offering one to five bedrooms, permitted to serve breakfast in the mornings 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.

**BLOCK:** The aggregate of the private lots, civic spaces, passages, and rear alleys, circumscribed by thoroughfares.

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

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

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

**BUILDING FAÇADE:** The exterior wall of a building that is set along a frontage line.

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

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

**BUILD-TO-LINE:** A line established within a given lot indicating where the outer edge of a building must be located relative to frontages.

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

**CIVIC BUILDING:** A building type that is operated by one or more not-for-profit organizations dedicated to arts, culture, education, and government.

**CIVIC SPACE:** An outdoor area permanently dedicated for public use.

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



**CORNER LOT:** A lot or parcel of land abutting two or more thoroughfares at their intersection.

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

**DISPOSITION:** SEE BUILDING DISPOSITION.

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

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

**ELEVATION:** SEE BUILDING ELEVATION.

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

**ENCROACHMENT:** Any structural element that encroaches.

**ENFRONT:** To place an element along a frontage.

**FAÇADE:** SEE BUILDING FAÇADE.

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

**FIRST LOT LAYER:** The area of a lot that is comprised of the distance between the frontage line and the required setback including the private frontage.

**FORECOURT FRONTAGE:** A type of 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 that is from the frontage line to the point where a principal building may be constructed. This area must be maintained clear of permanent structures with the exception of encroachments.

**FRONTAGE:** The area between a building façade and the vehicular lanes, and it is inclusive of its built and its planted components. The 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 first lot layer.

**FRONTAGE LINE:** A lot line bordering a public frontage. Building façades facing the frontage lines define the public realm and are therefore more regulated than the building elevations facing the other lot lines.

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

**GLAZING:** The transparent area of a building façade.

**GREEN:** A civic space available for unstructured recreation, and spatially defined by landscaping rather than building frontages. Its landscape shall consist of lawn and trees all naturalistically disposed.

**HEIGHT:** SEE BUILDING HEIGHT.

**INTENSITY:** The magnitude of development that is permitted within a standard measure of land area.

**INTERCOLUMNIATION:** The distance between two columns.

**LAYER:** SEE LOT LAYER.

**LINER BUILDING:** A building that is specifically designed to mask a parking lot or a parking structure from a frontage.

**LIVE-WORK UNIT:** A mixed use unit consisting of a commercial and a residential function. The commercial function is restricted to the ground floor and the residential function may be behind or above. It is intended to be occupied by a business operator who lives in the same structure that contains the commercial activity or industry.

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

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

**LOT:** A parcel of land accommodating a building or buildings.

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

**LOT LAYER:** A range of depth of within a lot in which there are certain elements permitted.

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

**LOT WIDTH:** The length of the principal frontage line of a lot.

**MANUFACTURING:** Premises available for the creation, the assemblage, and / or the repair of artifacts, using only table-mounted electrical machinery or artisanal equipment, and including their retail sale.

**MIXED-USE:** Multiple functions that are within the same building either through superimposition or adjacency or in multiple buildings by adjacency.

**MOBILE FOOD VENDOR:** A person or a business selling foods other than fresh fruits or vegetables from a mobile food vehicle, a mobile food cart, or a food stand.

**MOBILE FOOD VENDOR PARK:** A permanent location for four or more mobile food vehicles. Such sites shall include required infrastructure and public seating for all vehicles serving in the park.

**MULTI-FAMILY RESIDENTIAL UNIT:** A residential unit sharing a building and a lot with other units and / or uses; and may either be for rent, or for sale as a condominium.

**NON-CONFORMITY:** Any existing function, structure, 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 either in whole or in part to the specific rules and

regulations of this Section. Such non-conformity is legal and may continue except as regulated by this Section.

**OFFICE:** Characterizing premises available for transaction of general business, but excluding retail, manufacturing, and artisanal uses.

**OTHER BUILDING FUNCTION:** Any building function other than residential.

**OUTBUILDING:** An accessory building, that is usually located toward the rear of the same lot as a principal building.

**PARK:** A civic space that is designed as a natural preserve and that is available for unstructured recreation. Its landscape shall consist of paths and trails, meadows, waterbodies, woodlands, and open shelters, all naturalistically disposed.

**PARKING LOT:** An area, other than a thoroughfare or an alley, that is dedicated to unenclosed parking spaces for motorized vehicles.

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

**PARKWAY:** The portion of the thoroughfare that accommodates street trees and other landscape.

**PASSAGE:** SEE CROSS-BLOCK PASSAGE.

**PIER:** A solid support designed to sustain vertical pressure.

**PLAYGROUND:** A civic space designed and equipped for recreation of children. A playground shall be fenced, and it may include an open shelter.

**PORCH:** An open-air room that is appended to a building, with floor and roof but no walls on the sides facing frontages.

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

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

**PRINCIPAL FRONTAGE:** The private frontage designated to bear the lot address, the principal entrance into the building, and the measure of minimum lot width (SEE FRONTAGE).

**PRIVATE FRONTAGE:** The privately held lot 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.

**REAR SETBACK:** The distance that is from the rear lot line to the point where a building may be constructed on a lot. This area must be maintained clear of permanent structures with the exception of encroachments.

**REGIONAL CENTER DEVELOPMENT:** A high intensity mixed-use center.

**REQUIRED PARKING:** The number of parking spaces required to accommodate a building or buildings that are on a single lot according to the intensity of their function.

**RESIDENTIAL:** Premises available for long-term 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.

**SECONDARY FRONTAGE:** On corner lots, the private frontage not designated as the principal frontage. As it affects the public realm, its first lot layer is regulated.

**SECOND LOT LAYER:** That portion of the lot behind the first lot layer and which includes that portion of the building which enfronts the thoroughfare.

**SERVICE AREA:** The portion of a property 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 to a building elevation that is maintained clear of permanent structures, with the exception of encroachments (VARIANT: BUILD-TO-LINE).

**SHOPFRONT FRONTAGE:** A type of private frontage most conventional for retail use, with substantial glazing, wherein the building façade is aligned close to the frontage line with the building entrance at sidewalk grade.

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

**SIGN BAND:** A wall area of a non-residential building built along the entire width of a principal frontage or a secondary frontage, allocated for the placement of a sign above a shopfront or at the cornice.

**SQUARE:** A civic space designed for unstructured recreation and civic purposes, spatially defined by building frontages, and consisting of paths, lawns, and trees, formally disposed.

**STOOP FRONTAGE:** A type of private frontage, 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.

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

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

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

**TERRACE FRONTAGE:** A type of private frontage wherein the building façade is set back from the frontage line by an elevated terrace or a sunken lightwell. This type buffers residential use from urban sidewalks and it also removes the private yard from public encroachment (SYNONYM: LIGHTWELL).

**THIRD LOT LAYER:** That portion of the lot that is not within the first and second lot layer and is least visible from the thoroughfare.



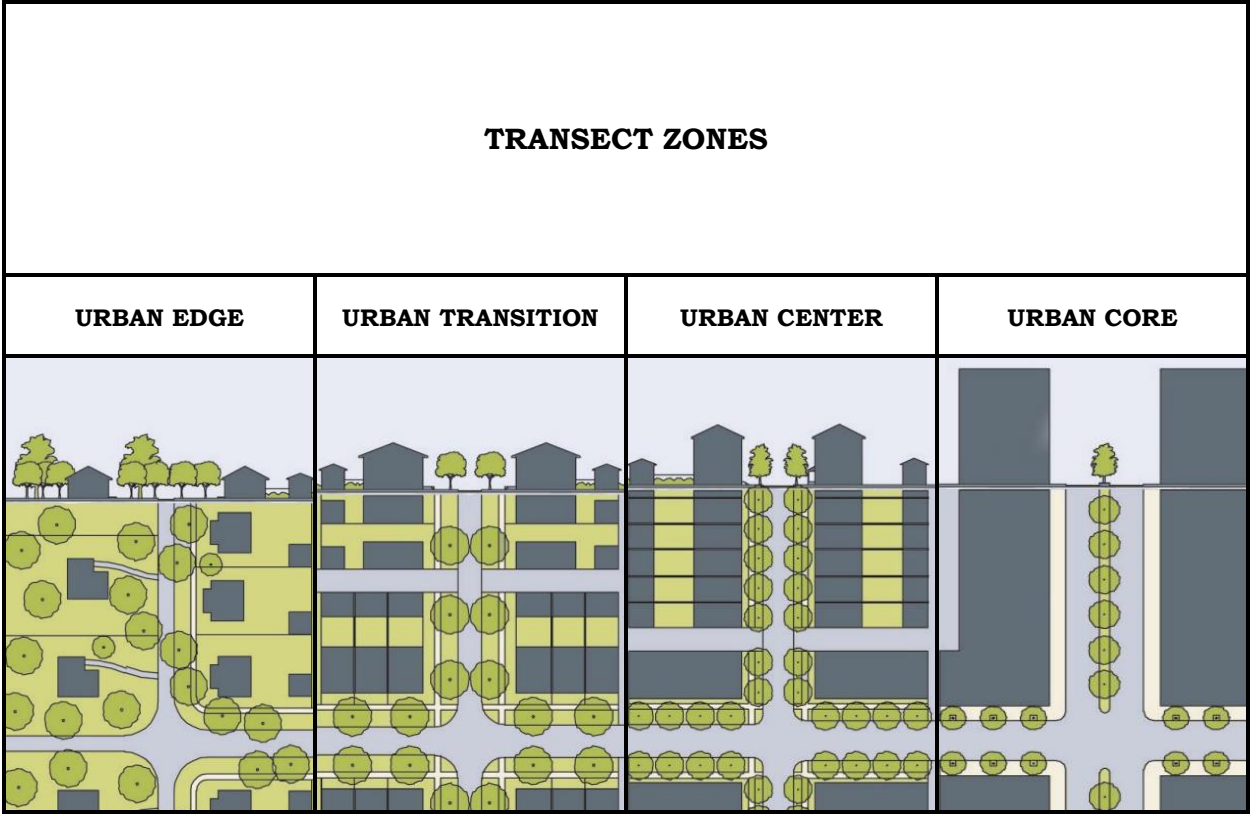
**THOROUGHFARE:** A way for use by vehicular traffic and pedestrian traffic and to provide access to lots and civic spaces, consisting of vehicular lanes and the public frontage.

**VARIANCE:** A ruling that would permit a practice that is inconsistent with either a specific provision or the Intent of this Section.

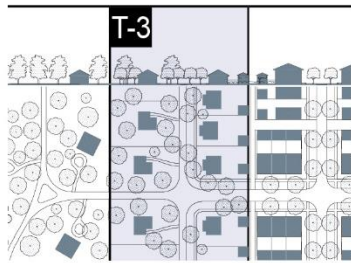
**WARRANT:** A ruling that would permit a practice that is not consistent with a specific provision of this Section but is justified by its Intent.

**WINDOW SIGN:** A logo inscribed on the storefront glass.

**DIAGRAM 1.** TRANSECT ZONE DESCRIPTIONS.



**DIAGRAM 2-A. T-3 BUILDING DISPOSITION AND BUILDING CONFIGURATION.**



**BUILDING CONFIGURATION**

Principal Building	3 stories max.
Outbuilding	2 stories max.

**LOT COVERAGE**

Lot Width	N/A
Lot Coverage	60% max

**BUILDING DISPOSITION** (see Table 9)

Edgeward	permitted
Sideward	permitted
Reward	permitted
Courtyard	not permitted

**SETBACKS - PRINCIPAL BUILDING**

(a) Front Setback Principal	24 ft. min
(b) Front Setback Secondary	12 ft. min.
(c) Side Setback	12 ft. min.
(d) Rear Setback	12 ft. min.
Frontage Buildout	40% min at setback

**SETBACKS - OUTBUILDING**

(a) Front Setback	20 ft. min. + bldg setback
(b) Side Setback	3 ft. or 6 ft at corner
(c) Rear Setback	3 ft. min

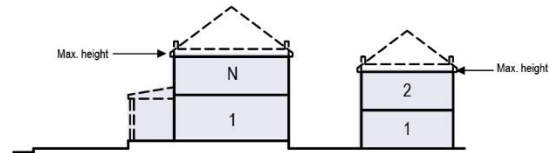
**PRIVATE FRONTAGES**

Porch & Fence	permitted
Dooryard and Terrace	permitted
Sloop	not permitted
Forecourt	not permitted
Shopfront & Awning	not permitted
Gallery and Arcade	not permitted

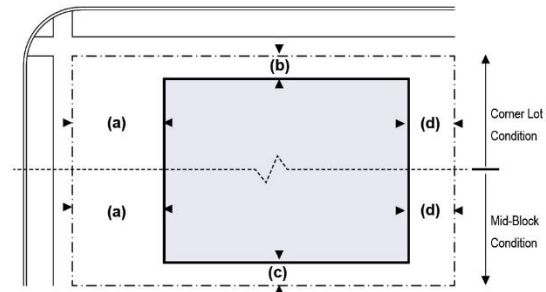
\*or 15 ft. from center line of alley

"N" stands for any Stories above those shown, up to the maximum. Refer to metrics for exact minimums and maximums

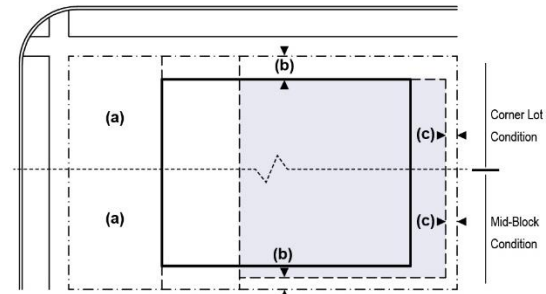
**BUILDING HEIGHT**



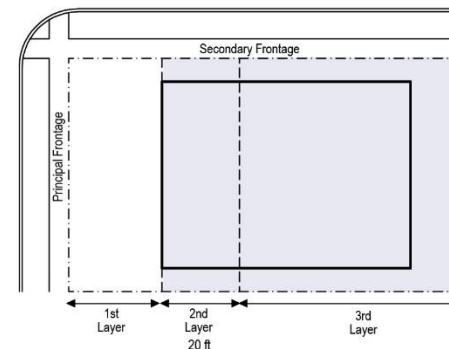
**PRINCIPAL BUILDING SETBACKS**



**OUTBUILDING SETBACKS**



**LOT LAYERS**



BUILDING CONFIGURATION	
Principal Building	4 stories max
Outbuilding	2 stories max.
LOT COVERAGE	
Lot Width	N/A
Lot Coverage	70% max
BUILDING DISPOSITION	
Edgeyard	permitted
Sideryard	permitted
Rearyard	permitted
Courtyard	permitted
SETBACKS - PRINCIPAL BUILDING	
(a) Front Setback Principal	6 ft. min. 18 ft. max.
(b) Front Setback Secondary	6 ft. min. 18 ft. max
(c) Side Setback	0 ft. min.
(d) Rear Setback	3 ft. min.*
Frontage Buildout	60% min at setback
SETBACKS - OUTBUILDING	
(a) Front Setback	20 ft. min. + bldg. setback
(b) Side Setback	0 ft. min. or 3 ft at corner
(c) Rear Setback	3 ft. min
PRIVATE FRONTAGES	
Porch & Fence	permitted
Dooryard and Terrace	permitted
Stoop	permitted
Forecourt	permitted
Shopfront & Awning	permitted
Gallery and Arcade	not permitted

\*or 15 ft. from center line of alley

"N" stands for any Stories above those shown, up to the maximum. Refer to metrics for exact minimums and maximums

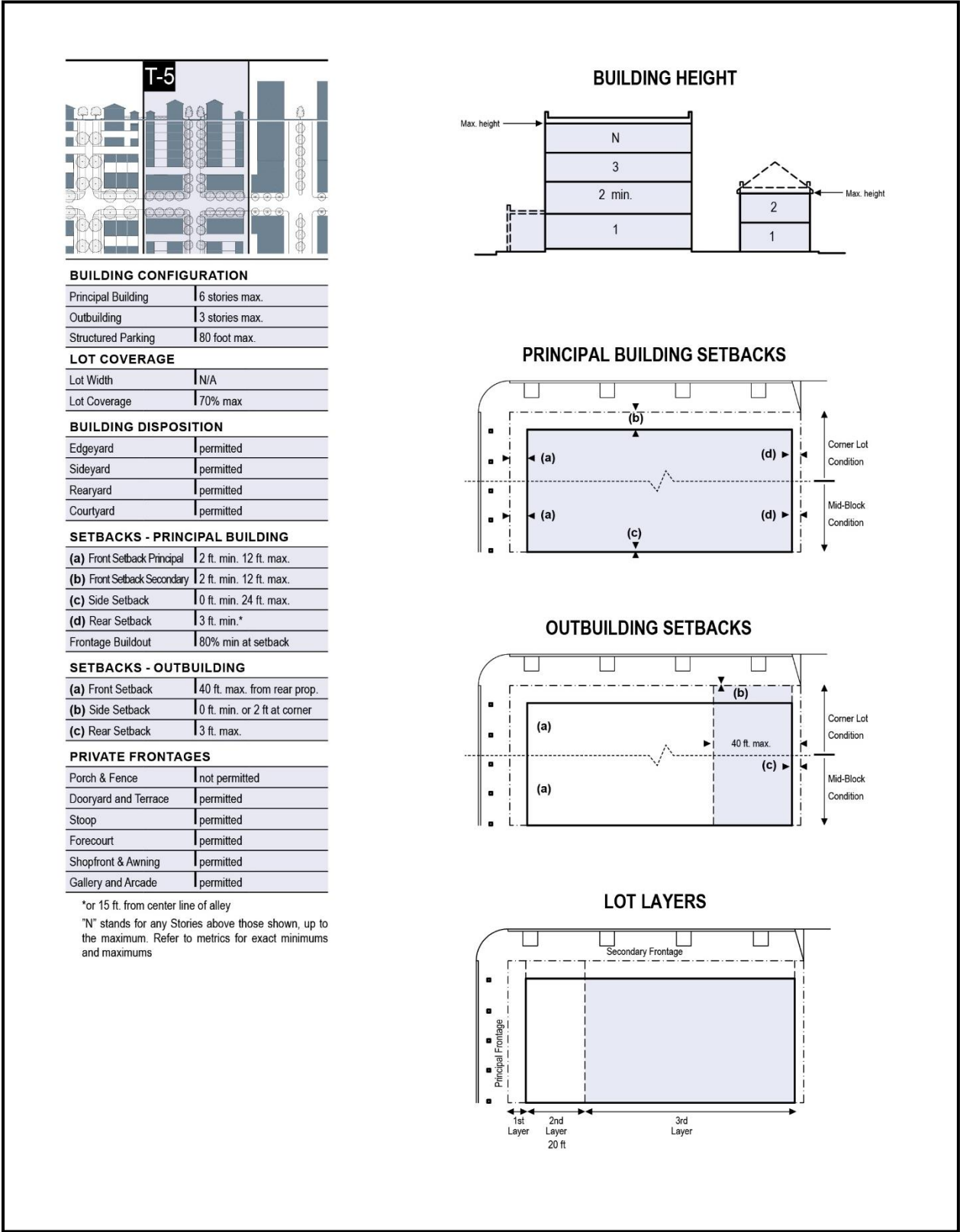
## BUILDING HEIGHT

## PRINCIPAL BUILDING SETBACKS

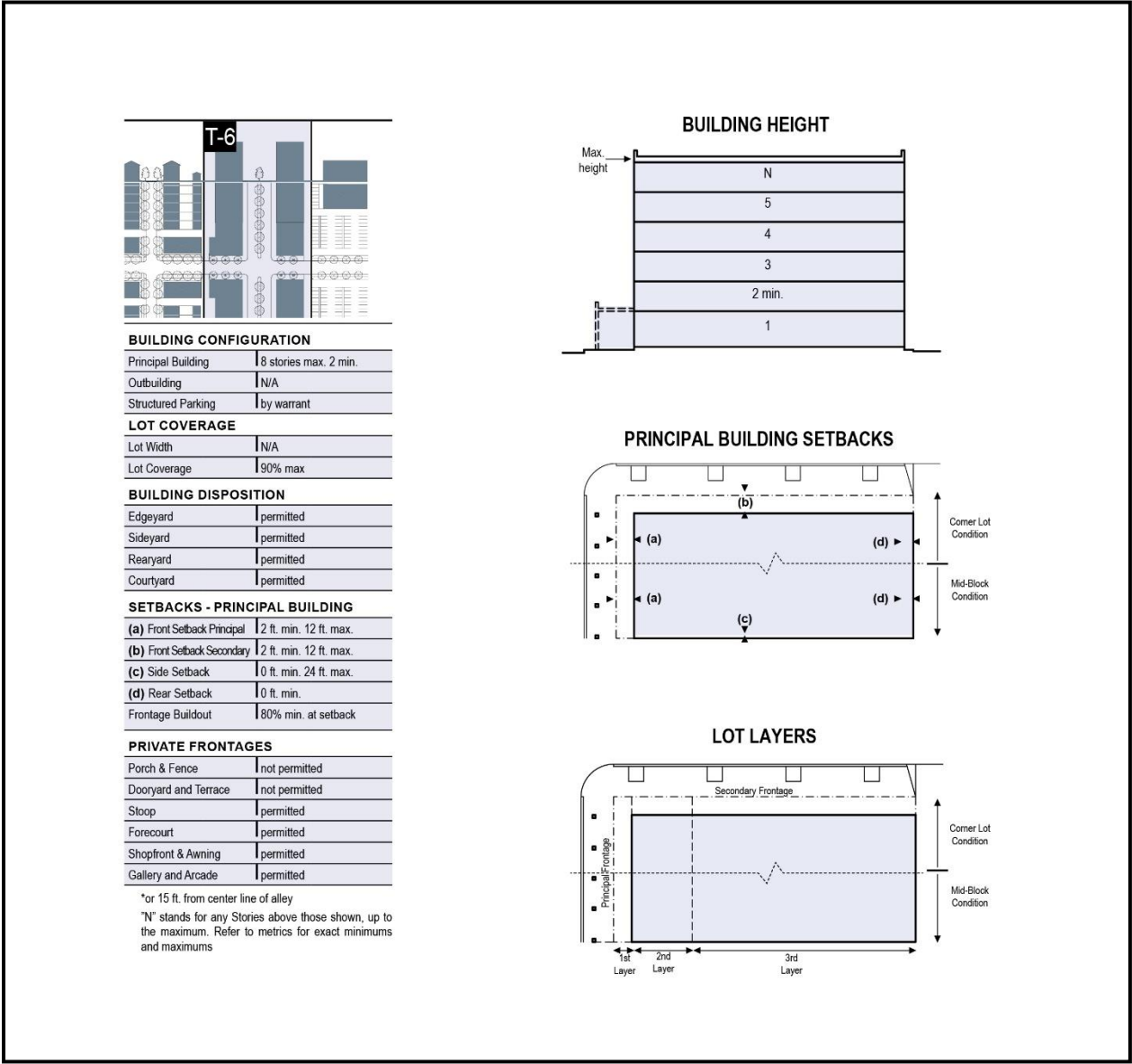
## OUTBUILDING SETBACKS

## LOT LAYERS

**DIAGRAM 2-C. T-5 BUILDING DISPOSITION AND BUILDING CONFIGURATION.**



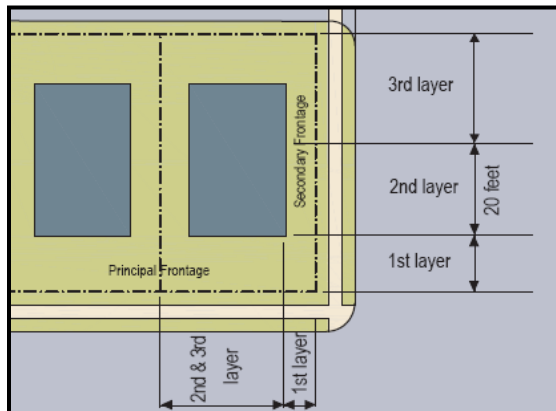
**DIAGRAM 2-D. T-6 BUILDING DISPOSITION AND BUILDING CONFIGURATION.**



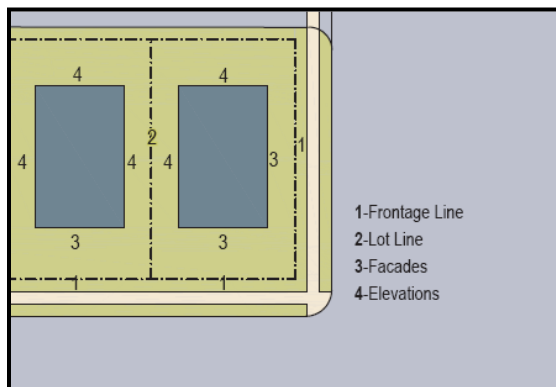
## DIAGRAM 3. PRIVATE FRONTAGES.

	SECTION	PLAN	
	<div> <div>LOT</div> <div>PRIVATE FRONTAGE</div> <div>R.O.W.</div> <div>PUBLIC FRONTAGE</div> </div>	<div> <div>LOT</div> <div>PRIVATE FRONTAGE</div> <div>R.O.W.</div> <div>PUBLIC FRONTAGE</div> </div>	
<p><b>a. Porch &amp; Fence:</b> A planted frontage where the building façade is set back from the frontage line with an attached porch permitted to encroach. A fence at the frontage line maintains street spatial definition.</p>			<div>T-3</div> <div>T-4</div>
<p><b>b. Dooryard or Terrace:</b> A frontage wherein the building façade is setback back from the frontage line by an elevated terrace or sunken lightwell. This type buffers residential use from urban sidewalks and removes the private yard from public encroachment.</p>			<div>T-3</div> <div>T-4</div> <div>T-5</div>
<p><b>c. Forecourt:</b> A frontage wherein the building façade is close to the frontage line and the central portion is set back. The forecourt created is suitable for vehicular drop-offs. This type should be allocated in conjunction with other frontage types.</p>			<div>T-4</div> <div>T-5</div> <div>T-6</div>
<p><b>d. Stoop:</b> A frontage wherein the building façade is aligned close to the frontage line with the first story elevated from the sidewalk sufficiently to ensure privacy for the windows. The entrance is usually an exterior stair and landing but may be recessed into the volume of the building where setbacks are shallow.</p>			<div>T-4</div> <div>T-5</div> <div>T-6</div>
<p><b>e. Shopfront:</b> A frontage wherein the building façade is aligned close to the frontage line with the building entrance at sidewalk grade. This type is conventional for retail use. It has substantial glazing on the sidewalk level and an awning that may overlap the sidewalk to within 2 feet of the curb.</p>			<div>T-4</div> <div>T-5</div> <div>T-6</div>
<p><b>f. Gallery:</b> A frontage wherein the building façade is aligned with the frontage line with an attached cantilevered shed or lightweight colonnade overlapping the sidewalk.</p>			<div>T-5</div> <div>T-6</div>
<p><b>g. Arcade:</b> A colonnade supporting habitable space that overlaps the sidewalk, while the building façade at sidewalk level remains at or behind the frontage line.</p>			<div>T-5</div> <div>T-6</div>

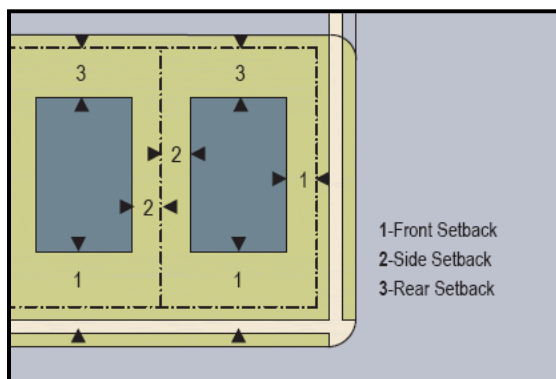
**DIAGRAM 4-A. LOT LAYERS.**



**DIAGRAM 4-B. FRONTAGE LINES, LOT LINES, FAÇADES, AND ELEVATIONS.**



**DIAGRAM 4-C. SETBACKS.**





**DIAGRAM 5.**

SPECIFIC FUNCTION AND SPECIFIC USE				
	T-3	T-4	T-5	T-6
<b>A. RESIDENTIAL.</b>				
ACCESSORY UNIT	■	■	■	■
DUPLEX	■	■	■	■
MIXED-USE BUILDING		■	■	■
MULTI-FAMILY RESIDENTIAL BUILDING		■	■	■
ROW HOUSE		■	■	■
SENIOR HOUSING			■	■
SINGLE-FAMILY RESIDENTIAL (DETACHED)	■	■	■	■
<b>B. LODGING.</b>				
BED AND BREAKFAST (UP TO 5 ROOMS)	■	■	■	■
HOTEL (NO ROOM LIMIT)			■	■
<b>C. OFFICE.</b>				
CO-WORKING SPACE		■	■	■
LIVE-WORK UNIT	■	■	■	■
OFFICE BUILDING		■	■	■

SPECIFIC FUNCTION AND SPECIFIC USE				
	T-3	T-4	T-5	T-6
<b>D. RETAIL.</b>				
ARTISAN STUDIO	■	■	■	■
BREW PUB			■	■
COMMERCIAL KITCHEN		■	■	■
DISPLAY GALLERY		■	■	■
ENTERTAINMENT ESTABLISHMENT			■	■
MOBILE FOOD VENDOR	□	■	■	■
MOBILE FOOD VENDOR PARK	□	■	■	■
OPEN-MARKET BUILDING	□	■	■	■
PERSONAL SERVICE ESTABLISHMENT		■	■	■
RETAIL BUILDING		■	■	■
<b>E. CIVIC.</b>				
AMPHITHEATER (OUTDOOR)	■	■	■	■
CIVIC BUILDING	□	■	■	■
CONFERENCE CENTER		□	■	■
CULTURAL ART INCUBATOR		■	■	■

SPECIFIC FUNCTION AND SPECIFIC USE				
	T-3	T-4	T-5	T-6
FOUNTAIN OR PUBLIC ART	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
MUSEUM			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
PERFORMING ARTS CENTER		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
RELIGIOUS ASSEMBLY	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
SPORTS STADIUM				<input checked="" type="checkbox"/>
THEATER			<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>F. OTHER: AUTOMOTIVE.</b>				
DRIVE-THROUGH FACILITY			<input type="checkbox"/>	
GAS STATION		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>G. OTHER: AGRICULTURE.</b>				
COMMUNITY GARDEN	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
FARMER'S MARKET	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
GARDEN (IN THE PRIVATE FRONTAGE)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
GREENHOUSE	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
ROOF GARDEN	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
<b>H. OTHER: CIVIL SUPPORT.</b>				

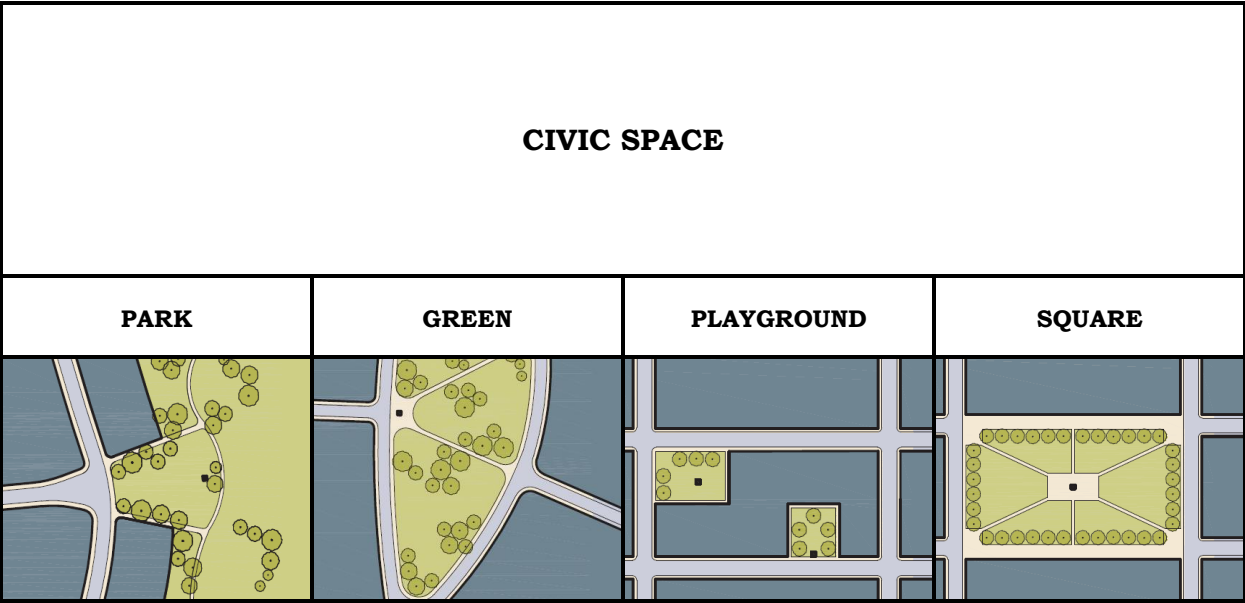
SPECIFIC FUNCTION AND SPECIFIC USE				
	T-3	T-4	T-5	T-6
CEMETERY	<input type="checkbox"/>	<input type="checkbox"/>		
FIRE STATION	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
MEDICAL CLINIC			<input type="checkbox"/>	<input checked="" type="checkbox"/>
VETERINARY CLINIC (NO OUTDOOR KENNELS)		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
<b>I. OTHER: EDUCATION.</b>				
CHILDCARE CENTER	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
COLLEGE				<input checked="" type="checkbox"/>
ELEMENTARY SCHOOL	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
HIGH SCHOOL			<input type="checkbox"/>	<input checked="" type="checkbox"/>
INTERMEDIARY SCHOOL		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
TRADE SCHOOL			<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>J. OTHER: INDUSTRIAL.</b>				
DATA CENTER			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
ELECTRIC SUBSTATION	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
LABORATORY FACILITY				<input type="checkbox"/>
LIGHT MANUFACTURING FACILITY				<input type="checkbox"/>

SPECIFIC FUNCTION AND SPECIFIC USE				
	T-3	T-4	T-5	T-6
RESEARCH FACILITY			□	□

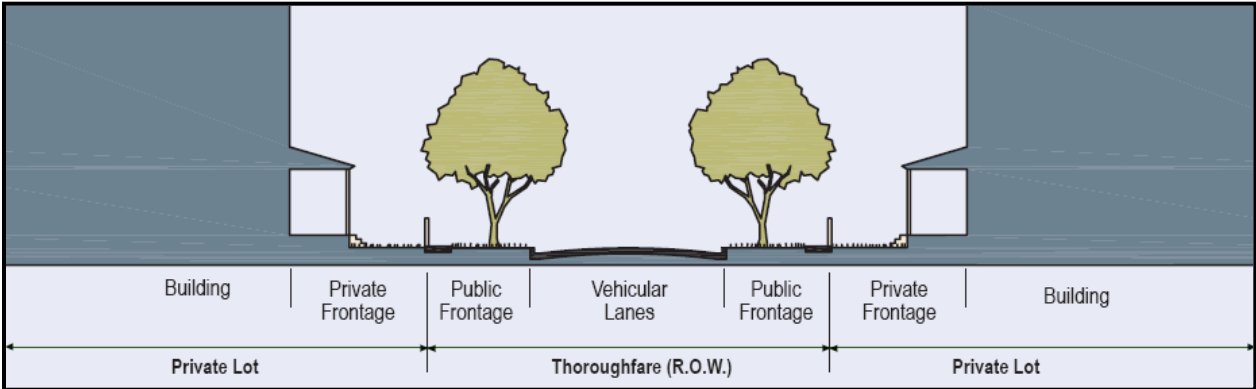
**KEY:**

- Allowed by-right
- Allowed by approval of a specific use permit
- Not allowed

**DIAGRAM 6.**



**DIAGRAM 7-A. THOROUGHFARES AND FRONTAGES.**



**DIAGRAM 7-B. GENERAL CHARACTER OF THE T-3 TRANSECT ZONES.**





**DIAGRAM 7-C.** GENERAL CHARACTER OF THE T-4 TRANSECT ZONES.



**DIAGRAM 7-D. GENERAL CHARACTER OF THE T-5 TRANSECT ZONES.**





**DIAGRAM 7-E. GENERAL CHARACTER OF THE T-6 TRANSECT ZONES.**





# CITY OF MANSFIELD

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

## STAFF REPORT

File Number: 22-4695

**Agenda Date:** 6/6/2022

**Version:** 1

**Status:** Public Hearing

**In Control:** Planning and Zoning Commission

**File Type:** Zoning Case

### Title

ZC#22-008: Public hearing for a zoning change from PD, Planned Development District to S, South Mansfield Form-Based Development District with T-3, Urban Edge Transect, T-4, Urban Transition Transect and T-5, Urban Center Transect zones on approximately 54.393 acres out of the C Vela Survey, Abstract No. 851, Johnson County, Texas, generally located at the northeast corner of South U.S. 287 and Lone Star Road; City of Mansfield, applicant; Chisholm Flats, LLC, owner

### Description/History

*Existing Use:* Vacant

*Existing Zoning:* PD, Planned Development District for Southpointe, Freeway Commercial Sub-District

*Land Use Plan:* Sub-Area 7

### Surrounding Land Use & Zoning:

- North - Vacant and industrial, PD, Planned Development District for The Reserve at Mansfield
- South - Hospital, PD, Planned Development District for Southpointe
- East - Single-family residential, PD, Planned Development District for Southpointe
- West - Industrial (Ramtech) and vacant, I-1, Light Industrial District and PD, Planned Development District for mixed uses

### Thoroughfare Plan Specification:

- Lone Star Road - 6-lane divided principal arterial street
- Two future roads - 3-lane undivided collector streets

### Synopsis

This is a City-initiated zoning change from PD, Planned Development District for Southpointe, to the new S, South Mansfield Form-based Development District on approximately 54.393 acres to accommodate a mixed-use development. The proposed rezoning is consistent with the Official Land Use Plan and compatible with surrounding land uses.

### Staff Analysis

The subject property consists of two parcels of land totaling 54.393 acres. The City proposes a zoning change from PD, Planned Development District for Southpointe to the new S, South Mansfield Form-based Development District to accommodate a mixed-use

development. The development will employ three transect zones described and allowed in the S, South Mansfield Form-based Development District: T-3, Urban Edge Transect, T-4, Urban Transition Transect and T-5, Urban Center Transect zones. Collectively, these zones will establish the character of development throughout the property as described below:

- The T-3 Transect zone is mainly low intensity residential areas with some mixed-use.
- The T-4 Transect zone is mixed-use but has a primarily residential urban fabric and may contain a variety of building types.
- The T-5 Transect zone has higher intensity buildings that can accommodate retail, offices, row houses, and multi-family dwellings.

As proposed, the property will be developed for a mix of residential, retail, office, and other related commercial uses. The property is also subject to the additional provisions of the Regional Center Development Overlay District (RCD), that establishes a minimum height for principal buildings (i.e., four stories) and a minimum area for principal buildings (i.e., 1,500 square feet of net space).

Also, because the property is greater than two acres in area, a special land assemblage plan and a development agreement will be required. The special land assemblage plan will ensure that the property is appropriately master-planned to produce a development that is pedestrian-oriented, mixed-use, and attractive. The special land assemblage plan is subject to administrative approval. The development agreement is subject to approval by the City Council and is intended to reinforce a pattern of development that is mixed-use and will achieve the community's vision for sustainable growth.

The location of these transect zones on the property will be established on a required special and assemblage plan. The special land assemblage plan --- and its transect zones --- will inform the building and site plans submitted for administrative approval. A site plan is required prior to plat approval or the issuance of a building permit, as provided in the City's land development regulations. The code provides methods of ensuring a proper mix of uses within each project site by requiring developers to enter into a Developer's Agreement with the City. This agreement sets out mix of use and intensity delivery standards to provide the City with predictable development patterns with the S, South Mansfield Form-based Development District.

New development on the property must comply with the design and landscaping standards of the S, South Mansfield Form-based Development District. The design elements include architectural standards, building materials, building layout and massing, landscaping standards and signage regulations.

### **Summary**

The property is currently zoned PD, Planned Development District for Southpointe and it is within the Freeway Commercial Subdistrict. Under Southpointe's regulations, this subdistrict allows C-2, Community Business District uses, and promotes the development of a typical retail center with outparcel sites. The subdistrict does not permit any

residential uses at all.

Further, as the property fronts U.S. Highway 287, the development of the property is also subject to the additional provisions of the Regional Center Development Overlay District (RCD):

1. Principal buildings shall be no less than 1,500 net square feet.
2. Principal buildings shall be no less than four stories.
3. Principal buildings less than four stories dedicated exclusively to retail establishments or food service establishments may be approved by warrant.

It should be noted that the RCD only applies to land located within 660 feet of a limited-access highway.

The S, South Mansfield Form-based Development District enables and encourages a creative development that is mixed-use, connected, walkable and visually harmonious. In keeping with the City's vision, this style of development is appropriate along U.S. Highway 287, as intentional efforts are underway to transform the highway into an energetic mixed-use corridor and as a gateway into the Southpointe neighborhood.

#### **Recommendation**

Staff recommends approval.

#### **Attachments**

Maps and Supporting Information



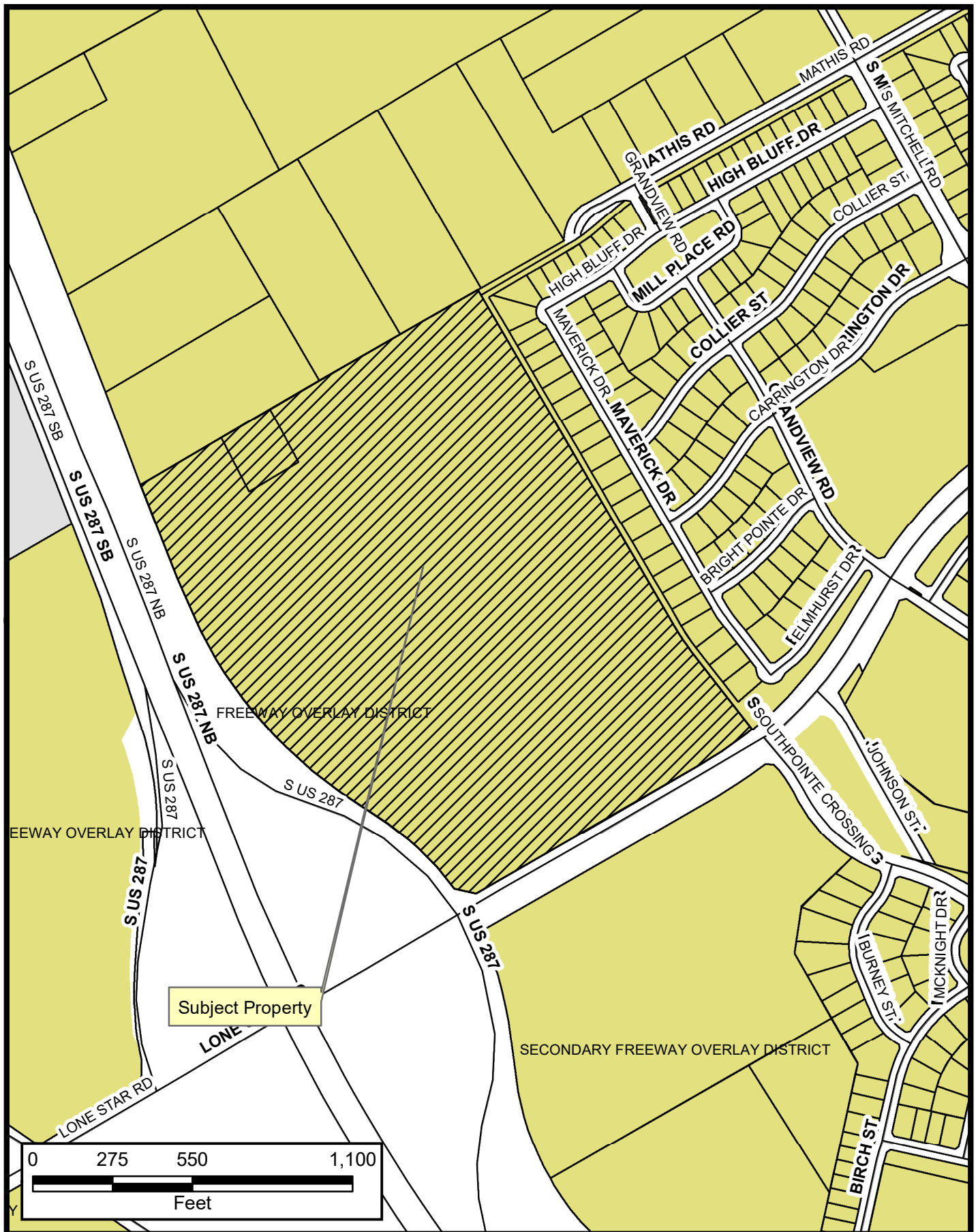


**ZC#22-008**

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.

5/4/2022





## Property Owner Notification for ZC#22-008

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
C VELA	TR 1B	CHISHOLM FLATS LLC	23727 HAWTHORNE BLVD STE 1	TORRANCE, CA	90505
C VELA	TR 1B	CHISHOLM FLATS LLC	23727 HAWTHORNE BLVD STE 1	TORRANCE, CA	90505
D DELAY	TR 11	KOHLI RYAN	1 EASTMEARN RD	W DULWICH LONDON 0 SE21 8HA ENGL,AND	
D DELAY	TR 12	KOHLI RYAN	1 EASTMEARN RD	W DULWICH LONDON 0 SE2,1 8	
D DELAY	TR 13	TJ MARK LLC	100 WITHERSPOON ST	LOUISVILLE, KY	40202-1396
D DELAY	TR 14	TJ MARK LLC	100 WITHERSPOON ST	LOUISVILLE, KY	40202-1396
SOUTHPOINTE PH 2	BLK 29	BRYAN BRANDY L ETUX RITA	1317 MAVERICK DR	MANSFIELD, TX	76063
SOUTHPOINTE PH 2	BLK 29	JOHNSON BRANDON WILLIS ETUX GA	1313 MAVERICK DR	MANSFIELD, TX	76063-4972
SOUTHPOINTE PH 2	BLK 29	STANFILL BRYAN ETUX BRITTANY	1309 MAVERICK DR	MANSFIELD, TX	76063
SOUTHPOINTE PH 2	BLK 29	MOSS TRENINE ETVIR JASPER JR	1305 MAVERICK DR	MANSFIELD, TX	76063-4972
SOUTHPOINTE PH 2	BLK 29	DEATHE ANDREW A ETUX EUNBONG K	1301 MAVERICK DR	MANSFIELD, TX	76063
SOUTHPOINTE PH 2	BLK 29	MC CARTHY ANN MAUREEN	1229 MAVERICK DR	MANSFIELD, TX	76063
SOUTHPOINTE PH 2	BLK 29	STEPHENS JOHNATHAN ETUX BRANDI	1225 MAVERICK DR	MANSFIELD, TX	76063
SOUTHPOINTE PH 2	BLK 29	J HOUSTON HOMES LLC	PO BOX 2829	RED OAK, TX	75154-1585
SOUTHPOINTE PH 2	BLK 29	J HOUSTON HOMES LLC	PO BOX 2829	RED OAK, TX	75154-1585
SOUTHPOINTE PH 2	BLK 29	ANELE AMARA	1213 MAVERICK DR	MANSFIELD, TX	76063
SOUTHPOINTE PH 2	BLK 29	DENT DINA	1209 MAVERICK DR	MANSFIELD, TX	76063
SOUTHPOINTE PH 2	BLK 29	JONES BARBARA LIFE ESTATE	1205 MAVERICK DR	MANSFIELD, TX	76063
SOUTHPOINTE PH 2	BLK 29	ELVINGTON WILLIAM ETUX LAUREN	1201 MAVERICK DR	MANSFIELD, TX	76063



## Property Owner Notification for ZC#22-008

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
SOUTHPOINTE PH 2	BLK 29	HUNT DWIGHT & SYBIL D LEWIS	1137 MAVERICK DR	MANSFIELD, TX	76063
SOUTHPOINTE PH 2	BLK 29	MARTIN GREGORY D ETUX RUBY J	1133 MAVERICK DR	MANSFIELD, TX	76063
SOUTHPOINTE PH 2	BLK 29	JONES JIMMY DOE ETUX KIMBERLY	1129 MAVERICK DR	MANSFIELD, TX	76063
SOUTHPOINTE PH 2	BLK 29	AKERS AUSTIN ETUX CORYANNE DEW	1125 MAVERICK DR	MANSFIELD, TX	76063
SOUTHPOINTE PH 2	BLK 29	EDWARDS TERRENCE M ETUX DHIRAJ	1121 MAVERICK DR	MANSFIELD, TX	76063
SOUTHPOINTE PH 2	BLK 29	GRAND HOMES 2014 LP	15455 DALLAS PKWY STE 1000	ADDISON, TX	75001
SOUTHPOINTE PH 2	BLK 29	DIAZ JOSE	1113 MAVERICK DR	MANSFIELD, TX	76063
SOUTHPOINTE PH 2	BLK 29	HINES ANDREW MICHAEL ETUX HILL	1109 MAVERICK DR	MANSFIELD, TX	76063
SOUTHPOINTE PH 2	BLK 29	WANJIKU BEATRICE	7903 N GLEN DR APT 3005	IRVING, TX	75063
SOUTHPOINTE PH 2	BLK 29	WALKER SHARONDA & JAMIE WALKER	1101 MAVERICK DR	MANSFIELD, TX	76063
SOUTHPOINTE PH 2	BLK 29	JUDIE JOHNNY ETUX MAE JETTON	2401 HIGH BLUFF LN	MANSFIELD, TX	76063
SOUTHPOINTE PH 2	BLK 29	SHERMAN TANA	2403 HIGH BLUFF DR	MANSFIELD, TX	76063
SOUTHPOINTE PH 2	BLK 29	RUBY 07 SPMTGE LLC	6723 WEAVER RD STE 108	ROCKFORD, IL	61114-8021
SOUTHPOINTE PH 2	BLK 32	SMITH NANCY H	1124 MAVERICK DR	MANSFIELD, TX	76063
SOUTHPOINTE PH 2	BLK 32	GOLOVICH STEPHEN ANTHONY JR ET	1120 MAVERICK DR	MANSFIELD, TX	76063
SOUTHPOINTE PH 2	BLK 32	MATHEW SUMY ETUX KIRAN GEORGE	1116 MAVERICK DR	MANSFIELD, TX	76063
SOUTHPOINTE PH 2	BLK 32	GRAND HOMES 2014 LP	15455 DALLAS PKWY STE 1000	ADDISON, TX	75001
SOUTHPOINTE PH 2	BLK 32	BOGAR JOEL A ETUX LAURANCE	1108 MAVERICK DR	MANSFIELD, TX	76063
SOUTHPOINTE PH 2	BLK 32	KYOSHABIRE JULLIAN & RAYMOND B	1104 MAVERICK DR	MANSFIELD, TX	76063

## Property Owner Notification for ZC#22-008

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
SOUTHPOINTE PH 2	BLK 32	BYARUHANGA ROLAND ETUX	1100 MAVERICK DR	MANSFIELD, TX	76063
SOUTHPOINTE PH 2	BLK 33	TUCKER ROLAND CLINTON	2401 CARRINGTON DR	MANSFIELD, TX	76063
SOUTHPOINTE PH 2	BLK 33	BAUCOM MICHELLE M ETUX GRANT A	2400 COLLIER ST	MANSFIELD, TX	76063
SOUTHPOINTE PH 2	BLK 34	HUSSEIN MUTAZ FAISAL ETUX NIMA	2401 BRIDGE POINTE DR	MANSFIELD, TX	76063
SOUTHPOINTE PH 2	BLK 34	WILLIAMS DAVID BRYAN ETUX KARI	2400 CARRINGTON DR	MANSFIELD, TX	76063
SOUTHPOINTE PH 2	BLK 35	NEEDHAM JOSEPH MATTHEW & DEBOR	2401 ELMHURST DR	MANSFIELD, TX	76063
SOUTHPOINTE PH 2	BLK 35	BULLARD KEINISHA	2400 BRIGHT POINTE DR	MANSFIELD, TX	76063
SOUTHPOINTE TEXAS HEALTH RESOURCES ADDITION	BLK 1	TEXAS HEALTH HOSPITAL MANSFIEL	612 E LAMAR 6TH FL	ARLINGTON, TX	76011