

ORDINANCE NO. OR-2257-22

AN ORDINANCE OF THE CITY OF MANSFIELD, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF MANSFIELD, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING ON THE HEREINAFTER DESCRIBED PROPERTIES TO A PD, PLANNED DEVELOPMENT DISTRICT FOR ATTACHED TOWNHOME SINGLE-FAMILY RESIDENTIAL AND COMMUNITY BUSINESS COMMERCIAL USES, PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE

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

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

SECTION 1.

That the Comprehensive Zoning Ordinance of the City of Mansfield, Texas, be, and the same is hereby, amended by amending the Zoning Map of the City of Mansfield, to give the hereinafter described property a new zoning district classification of PD, Planned Development; said property being described in Exhibit "A-D" attached hereto and made a part hereof for all purposes.

SECTION 2.

That the use and development of the hereinabove described property shall be in accordance with the development plan shown on Exhibits "B – D" attached hereto and made a part hereof for all purposes.

SECTION 3.

That all ordinances of the City in conflict with the provisions of this ordinance be, and the same are hereby, repealed and all other ordinances of the City not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 4.

That the above described properties shall be used only in the manner and for the purposes provided for in the Comprehensive Zoning Ordinance of the City, as amended herein by the granting of this zoning classification.

SECTION 5.

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

SECTION 6.

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

SECTION 7.

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

FIRST READING APPROVED ON THE 25TH DAY OF APRIL, 2022.

DULY PASSED ON THE SECOND AND FINAL READING BY THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS, THIS 9TH DAY OF MAY, 2022.

ATTEST:

S. Marin

Susana Marin, City Secretary



Michael Evans
Michael Evans, Mayor

APPROVED AS TO FORM AND LEGALITY:

Allen Taylor
Allen Taylor, City Attorney

EXHIBIT "A"

LEGAL LAND DESCRIPTION:

BEING 14.156 acres (616,621 square feet) of land in the Henry McGehee Survey, Abstract No. 998, City of Mansfield, Tarrant County, Texas; said 14.156 acres (616,621 square feet) of land being a portion of that certain tract of land described in a deed to Total E&P USA Real Estate, LLC (hereinafter referred to as Total E&P USA Real Estate tract), as recorded in Instrument Number D216266570, Official Public Records, Tarrant County, Texas (O.P.R.T.C.T.) and being all of that certain tract of land described in an Affidavit Regarding City Ordinance No. 1364 (Vacating & Abandoning Right-of-Way) (hereinafter referred to as City Ordinance No. 1364), as recorded in Volume 15211, Page 273, Deed Records, Tarrant County, Texas (D.R.T.C.T.) and recorded in Volume 15133, Page 540, D.R.T.C.T.; said 14.156 acres (616,621 square feet) of land being more particularly described, by metes and bounds, as follows:

BEGINNING at a one-half inch iron rod with plastic cap stamped "WEIR & ASSOC. INC." found for the Southwest corner of said Total E&P USA Real Estate tract, same being the Northwest corner of that certain tract of land described as North Park, an addition to the City of Mansfield, Tarrant County, Texas, according to the plat recorded in Instrument Number D204096481, O.P.R.T.C.T., same also being the existing Easterly right-of-way line of North Walnut Creek Drive (variable width right-of-way);

THENCE North 03 degrees 37 minutes 08 seconds West with the common line between said Total E&P USA Real Estate tract and the existing Easterly right-of-way line of North Walnut Creek Drive, a distance of 546.90 feet to a one-half inch iron rod with plastic cap stamped "WEIR & ASSOC. INC." found for corner, same being an angle point in the Westerly line of said Total E&P USA Real Estate tract, same being the Southerly corner of said City Ordinance No. 1364;

THENCE North 07 degrees 10 minutes 33 seconds West with the common line between said City Ordinance No. 1364 and the existing Easterly right-of-way line of North Walnut Creek Drive, a distance of 134.42 feet to a one-half inch iron rod with plastic cap stamped "BEASLEY" found for corner, same being the beginning of a curve to the left, whose long chord bears North 12 degrees 53 minutes 36 seconds West, a distance of 50.42 feet;

THENCE Northerly, continue with the common line between said City Ordinance No. 1364 and the existing Easterly right-of-way line of North Walnut Creek Drive, with said curve to the left, having a radius of 252.69 feet, through a central angle of 11 degrees 27 minutes 05 seconds, for an arc distance of 50.50 feet to a one-half inch iron rod with plastic cap stamped "BEASLEY" found for corner, same being the beginning of a non-tangent curve left, whose long chord bears North 21 degrees 44 minutes 53 seconds West, a distance of 87.98 feet;

THENCE Northerly, continue with the common line between said City Ordinance No. 1364 and the existing Easterly right-of-way line of North Walnut Creek Drive, with said non-tangent curve to the left, having a radius of 806.00 feet, through a central angle of 06 degrees 15 minutes 27 seconds, for an arc distance of 88.03 feet to a one-half inch iron rod with plastic cap stamped "BEASLEY" found for corner, same being the beginning of a non-tangent curve to the right, whose long chord bears North 17 degrees 21 minutes 20 seconds East, a distance of 91.42 feet;

THENCE Northeasterly, continue with the common line between said City Ordinance No. 1364 and the existing Easterly right-of-way line of North Walnut Creek Drive, with said curve to the right, having a radius of 68.00 feet, through a central angle of 84 degrees 28 minutes 11 seconds, for an arc distance of 100.25 feet to a one-half inch iron rod found for corner in the existing South right-of-way line of East Debbie Lane (variable width right-of-way);

THENCE North 59 degrees 33 minutes 40 seconds East with the common line between said City Ordinance No. 1364 and the existing South right-of-way line of said East Debbie Lane, a distance of 113.05 feet to a one-half inch iron rod with plastic cap stamped "WEIR & ASSOC. INC." found for corner;

THENCE North 60 degrees 28 minutes 30 seconds East, continue with the common line between said City Ordinance No. 1364 and the existing South right-of-way line of said East Debbie Lane, a distance of 62.00 feet to a one-half inch iron rod with plastic cap stamped "WEIR & ASSOC. INC." found for corner, same being the beginning of a non-tangent curve to the right, whose long chord bears North 61 degrees 36 minutes 06 seconds East, a distance of 14.30 feet;

Continued on Page 2:

Project No. 090-21-018 | Date: 12/20/2021 | Page 1 of 3 | Drawn by: SA | Checked by: MD2

ZONING LIMITS EXHIBIT

ADDRESS: 1700 NORTH WALNUT CREEK DRIVE
BEING 14.156 ACRES OR (616,621 SQUARE FEET) OUT OF THE
HENRY MCGEHEE SURVEY, ABSTRACT NO. 998
CITY OF MANSFIELD, TARRANT COUNTY, TEXAS



EXHIBIT "A"

LEGAL LAND DESCRIPTION:

Continued from Page 1:

THENCE Easterly with the common line between said Total E&P USA Real Estate tract and the existing South right-of-way line of said East Debbie Lane, with said non-tangent curve to the right, having a radius of 1940.00 feet, through a central angle of 00 degrees 25 minutes 21 seconds, for an arc distance of 14.30 feet to a five-eighths inch iron rod with red plastic cap stamped "RPLS 4838" set for corner in the existing South right-of-way line of said East Debbie Lane, as recorded in Instrument Number D220286670, O.P.R.T.C.T.;

THENCE North 68 degrees 11 minutes 57 seconds East, continue with the common line between said Total E&P USA Real Estate tract and the existing South right-of-way line of said East Debbie Lane, a distance of 101.13 feet to a five-eighths inch iron rod with red plastic cap stamped "RPLS 4838" set for corner;

THENCE North 62 degrees 37 minutes 01 second East, continue with the common line between said Total E&P USA Real Estate tract and the existing South right-of-way line of said East Debbie Lane, a distance of 64.61 feet to a five-eighths inch iron rod with red plastic cap stamped "RPLS 4838" set for corner, same being the existing Northwest corner of that certain tract of land described in a Special Warranty Deed to Mansfield Independent School District (hereinafter referred to as Mansfield ISD tract), as recorded in Instrument Number D220097207, O.P.R.T.C.T.;

THENCE South 73 degrees 52 minutes 46 seconds East, departing the existing South right-of-way line of said East Debbie Lane, with the common line between the remainder of said Total E&P USA Real Estate tract and said Mansfield ISD tract, a distance of 21.76 feet to a five-eighths inch iron rod with red plastic cap stamped "RPLS 4838" set for corner;

THENCE South 30 degrees 22 minutes 34 seconds East, continue with the common line between the remainder of said Total E&P USA Real Estate tract and said Mansfield ISD tract, a distance of 37.05 feet to a five-eighths inch iron rod with red plastic cap stamped "RPLS 4838" set for corner, same being the beginning of a curve to the left, whose long chord bears South 75 degrees 22 minutes 29 seconds East, a distance of 133.64 feet;

THENCE Easterly, continue with the common line between the remainder of said Total E&P USA Real Estate tract and said Mansfield ISD tract, with said curve to the left, having a radius of 94.50 feet, through a central angle of 90 degrees 00 minutes 00 seconds, for an arc distance of 148.44 feet to a five-eighths inch iron rod with red plastic cap stamped "RPLS 4838" set for corner;

THENCE North 59 degrees 37 minutes 26 seconds East, continue with the common line between the remainder of said Total E&P USA Real Estate tract and said Mansfield ISD tract, a distance of 126.70 feet to a five-eighths inch iron rod with red plastic cap stamped "RPLS 4838" set for corner, same being the beginning of a curve to the right, whose long chord bears South 75 degrees 22 minutes 31 seconds East, a distance of 41.72 feet;

THENCE Easterly, continue with the common line between the remainder of said Total E&P USA Real Estate tract and said Mansfield ISD tract, with said curve to the right, having a radius of 29.50 feet, through a central angle of 90 degrees 00 minutes 00 seconds, for an arc distance of 46.34 feet to a five-eighths inch iron rod with red plastic cap stamped "RPLS 4838" set for corner;

THENCE South 30 degrees 22 minutes 32 seconds East, continue with the common line between the remainder of said Total E&P USA Real Estate tract and said Mansfield ISD tract, a distance of 427.76 feet to a five-eighths inch iron rod with red plastic cap stamped "RPLS 4838" set for corner, same being the beginning of a curve to the right, whose long chord bears South 22 degrees 42 minutes 17 seconds East, a distance of 58.07 feet;

THENCE Southeasterly, continue with the common line between the remainder of said Total E&P USA Real Estate tract and said Mansfield ISD tract, with said curve to the right, having a radius of 217.50 feet, through a central angle of 15 degrees 20 minutes 33 seconds, for an arc distance of 58.24 feet to a five-eighths inch iron rod with red plastic cap stamped "RPLS 4838" set for corner;

Continued on Page 3:

Project No. 090-21-018 | Date: 12/20/2021 | Page 2 of 3 | Drawn by: SA | Checked by: MD2

ZONING LIMITS EXHIBIT

ADDRESS: 1700 NORTH WALNUT CREEK DRIVE
BEING 14.156 ACRES OR (616,621 SQUARE FEET) OUT OF THE
HENRY MCGEEHEE SURVEY, ABSTRACT NO. 998
CITY OF MANSFIELD, TARRANT COUNTY, TEXAS



EXHIBIT "A"

LEGAL LAND DESCRIPTION:

Continued from Page 2:

THENCE South 15 degrees 02 minutes 51 seconds East, continue with the common line between the remainder of said Total E&P USA Real Estate tract and said Mansfield ISD tract, a distance of 55.29 feet to a five-eighths inch iron rod with red plastic cap stamped "RPLS 4838" set for corner, same being the beginning of a non-tangent curve to the left, whose long chord bears South 22 degrees 29 minutes 32 seconds East, a distance of 73.34 feet;

THENCE Southeasterly, continue with the common line between the remainder of said Total E&P USA Real Estate tract and said Mansfield ISD tract, with said curve to the left, having a radius of 282.50 feet, through a central angle of 14 degrees 54 minutes 59 seconds, for an arc distance of 73.55 feet to a five-eighths inch iron rod with red plastic cap stamped "RPLS 4838" set for corner in the Southeasterly line of said Total E&P USA Real Estate tract, same being the Northwesterly line of that certain tract of land described as Lot 1, Block 1 of the aforesaid North Park (hereinafter referred to as Lot 1);

THENCE South 59 degrees 35 minutes 21 seconds West with the common line between said Total E&P USA Real Estate tract and said Lot 1, a distance of 982.28 feet to the **PLACE OF BEGINNING**, and containing a calculated area of 14.156 acres (616,621 square feet) of land.

Project No. 090-21-018 | Date: 12/20/2021 | Page 3 of 3 | Drawn by: SA | Checked by: MD2

ZONING LIMITS EXHIBIT

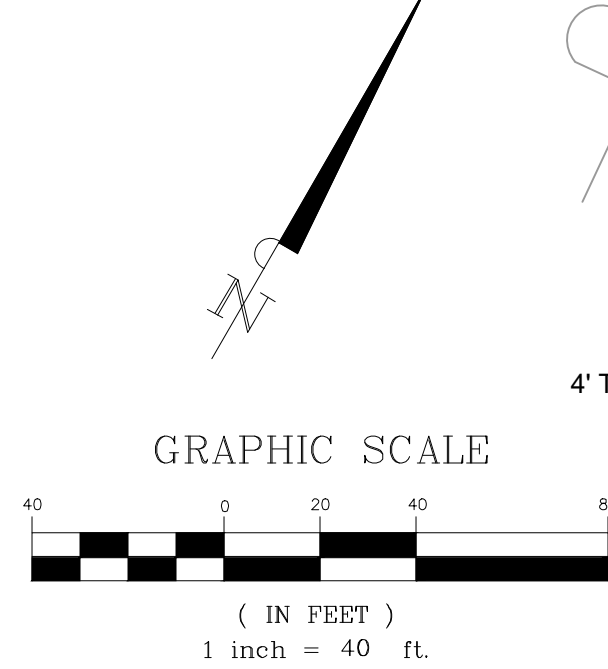
ADDRESS: 1700 NORTH WALNUT CREEK DRIVE
BEING 14.156 ACRES OR (616,621 SQUARE FEET) OUT OF THE
HENRY MCGEHEE SURVEY, ABSTRACT NO. 998
CITY OF MANSFIELD, TARRANT COUNTY, TEXAS



APPLICANT/DEVELOPER:
SKORBURG COMPANY
8214 WESTCHESTER DRIVE
SUITE 900
DALLAS, TX 75225
OFFICE: 214-888-8845
CONTACT: JOHN ARNOLD
EMAIL: JARNOLD@SKORBURGCOMPANY.COM

ENGINEER:
BANNISTER ENGINEERING, LLC
240 NORTH MITCHELL ROAD
MANSFIELD, TEXAS 76063
(817) 842-2094
CONTACT: CODY BROOKS, PE
EMAIL: CODY@BANNISTERENG.COM

SURVEYOR:
BANNISTER ENGINEERING, LLC
240 NORTH MITCHELL ROAD
MANSFIELD, TEXAS 76063
(817) 842-2094
CONTACT: MICHAEL DAVIS



LANDSCAPE TABULATIONS

SUMMARY CHART - BUFFERYARDS / SETBACKS									
PARCEL	LOCATION OF BUFFERYARD OR SETBACK	PROPOSED USE	ADJACENT ZONING	BUFFERYARD OR SETBACK WIDTH / TYPE	LENGTH (IN FEET)	TREES REQ'D	TREES PROV'D	SCREEN WALL / DEVICE HEIGHT AND MATERIAL REQUIRED	SCREEN WALL / DEVICE HEIGHT AND MATERIAL PROVIDED
LOT 1	NORTH (DEBBIE LN)	C-2	C-2	5	397	8	8	N/A	N/A
LOT 1	EAST (SCHOOL DRIVEWAY)	C-2	SCHOOL, PUBLIC	10	167	7	7	6' SCREENING WALL	NONE
LOT 1	NORTH (SCHOOL DRIVEWAY)	TH	SCHOOL, PUBLIC	10	144	6	6	6' SCREENING WALL	NONE
LOT 1	EAST (SCHOOL DRIVEWAY)	TH	SCHOOL, PUBLIC	10	638	26	0	6' SCREENING WALL	6' B.O.B. Fence
LOT 1	SOUTH (CITY PARK)	TH	SCHOOL, PUBLIC	10	982	40	5	6' SCREENING WALL	NONE
LOT 1	WEST (WALNUT CREEK DR)	TH	C-2	10	637	26	26	6' SCREENING WALL	4' DOOR-YARDS
LOT 1	WEST(WALNUT CREEK DR)	C-2	C-2	10	150	3	3	N/A	N/A

PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	
	ILEX VOMITORIA / YAUPON HOLLY (OR OTHER CITY APPROVED ACCENT TREE)	2" Cal.
	QUERCUS SHUMARDII / SHUMARD RED OAK	3" Cal.
	QUERCUS VIRGINIANA / SOUTHERN LIVE OAK	3" Cal.
	ULMUS CRASSIFOLIA / CEDAR ELM	3" Cal.
SHRUBS	BOTANICAL / COMMON NAME	
	ILEX VOMITORIA 'NANA' / DWARF YAUPON (OR OTHER CITY APPROVED EVERGREEN SCREENING SHRUB)	
	ILEX X 'NELLIE R STEVENS' / NELLIE STEVENS HOLLY (OR OTHER CITY APPROVED EVERGREEN SCREENING SHRUB)	
	NASSELLA TENUISSIMA / MEXICAN FEATHER GRASS (OR OTHER CITY APPROVED ORNAMENTAL GRASS/PERENNIAL)	
GROUND COVERS	BOTANICAL / COMMON NAME	
	/ SHRUBS, GRASSES, GROUND COVER	
	CYNODON DACTYLON 'TIF 419' / BERMUDA GRASS	

- 1 ONE-STORY WRAP AROUND PORCH - 14 LOTS
- 2 TWO-STORY WRAP AROUND PORCH - 9 LOTS
- 3 ELEVATED ARCHITECTURAL STANDARDS FOR SIDEWALK FACING ELEVATIONS - 4 LOTS

LANDSCAPE PLAN (OPT. C) EXHIBIT 'D' PARKSIDE ADDITION

Being 128 lots on approximately 14 Acres of land
situated in the Henry McGehee Survey,
Abstract No. 998,
City of Mansfield, Tarrant County, Texas

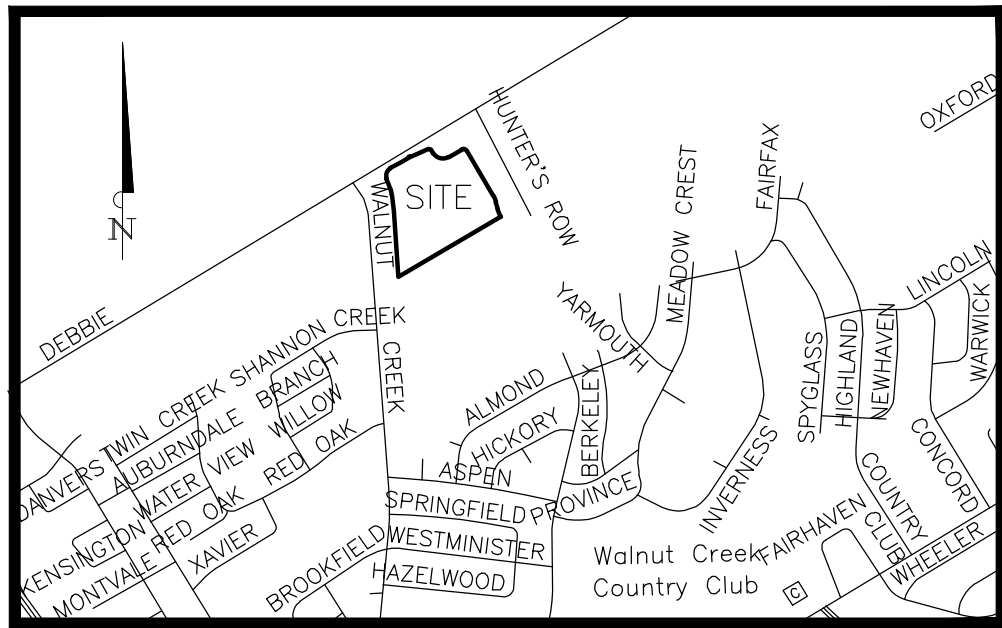
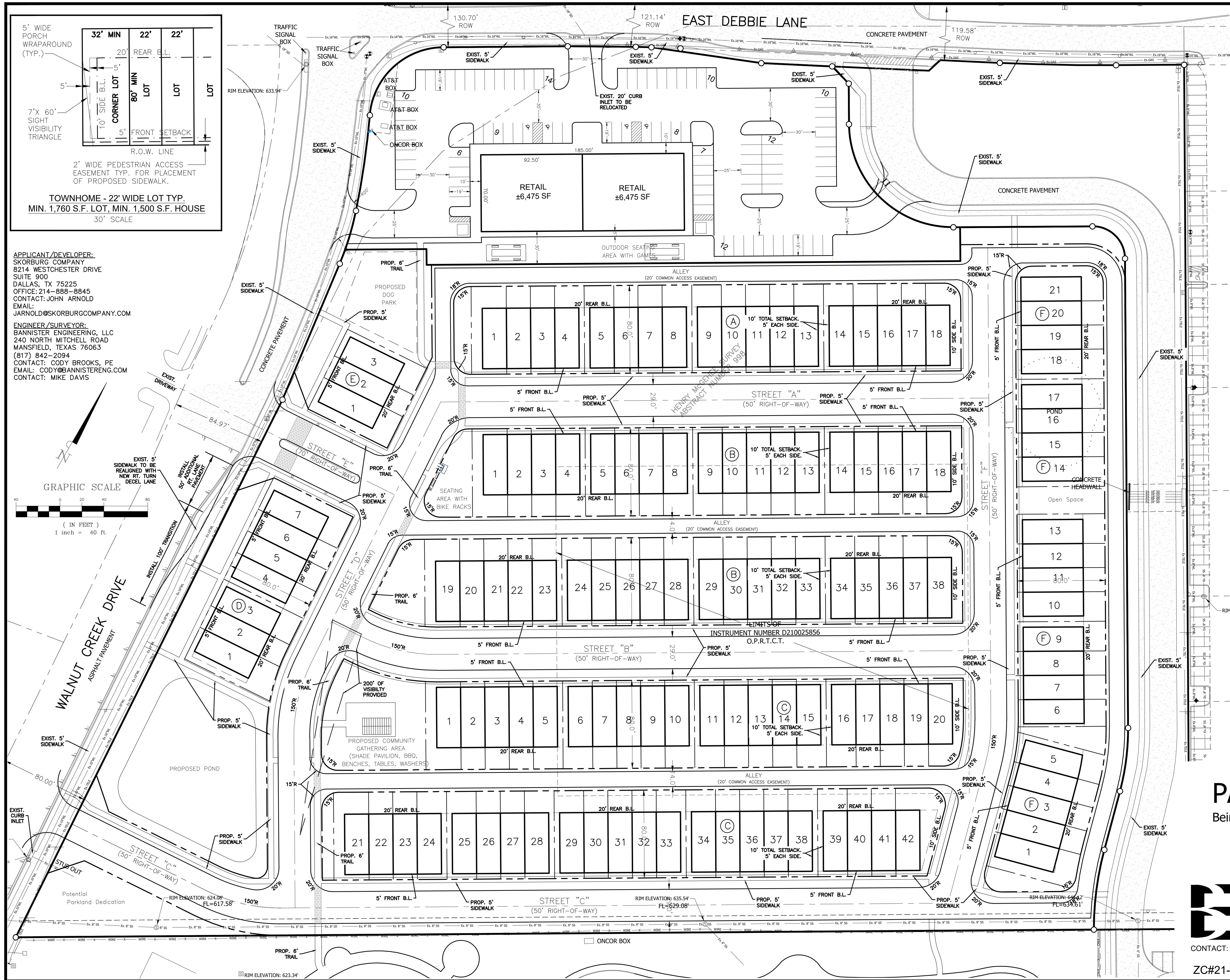
BANNISTER
ENGINEERING
240 North Mitchell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax
REGISTRATION # F-10599 (TEXAS)

CONTACT: CODY BROOKS, P.E.

Date Prepared: 12/17/2021

ZC#21-023

Date Revised: 5/3/2022



VICINITY MAP
NOT TO SCALE
MANSFIELD, TEXAS

RESIDENTIAL SITE DATA SUMMARY (528,189 S.F. - 12.13 AC)	
LOT DENSITY:	10.64 UNITS / AC
MAXIMUM HOME HEIGHT:	40'
MIN. HOME S.F.:	1500 S.F.
REQUIRED PARKING:	2 SPACES
PROVIDED PARKING:	4 SPACES (2 GARAGE, 2 DRIVE)
LOT SIZE:	22' X 80'
BUILDING PADS:	22' X 55'
TOTAL UNITS:	129
STREETS:	50' R.O.W.
PAVEMENT:	29' BACK TO BACK
OPEN SPACE LOTS:	63,556 S.F. (1.46 AC)
COMMERCIAL SITE DATA SUMMARY (88,432 S.F. - 2.03 AC)	
BUILDING AREA:	12,950 S.F.
FLOOR AREA RATIO:	0.15
REQUIRED PARKING (4b):	46 SPACES
PROVIDED PARKING:	98 SPACES

PLANNED DEVELOPMENT REGULATIONS:

- SIDEWALKS WILL BE INSTALLED IN THIS DEVELOPMENT AS SHOWN
- RESIDENTIAL LOT LANDSCAPE STANDARDS SHALL BE IN ACCORDANCE WITH CITY ORDINANCE.
- ALL AC UNITS SHALL BE SCREENED FROM PUBLIC VIEW
- ALL IRRIGATION OF OPEN SPACE LOTS SHALL BE MAINTAINED BY THE HOA.
- ALL LANDSCAPE AREAS, INCLUDING LANDSCAPE BUFFERS, SETBACKS AREAS, OPEN SPACE LOTS AND FRONT YARDS SHALL BE IRRIGATED.
- STREET SIGNS SHALL BE ENHANCED WITH DECORATIVE POLE AND MOUNTS WITH STANDARD STREET SIGNS ATTACHABLE AND SHALL BE MAINTAINED BY THE H.O.A.
- A HOME OWNERS ASSOCIATION (HOA) SHALL BE ESTABLISHED TO OVERSEE THE CODES AND COVENANTS OUTLINE WITHIN THIS PLANNED DEVELOPMENT. REFER TO SEPARATE NOTES THIS SHEET.
- THIS PROPOSED PLANNED DEVELOPMENT WILL BE IN COMPLETE ACCORDANCE WITH PROVISIONS OF THE APPROVED DEVELOPMENT DISTRICT AND THAT ALL DEVELOPMENT PLANS RECORDED HEREUNDER SHALL BE BINDING UPON APPLICANT THEREOF, HIS SUCCESSORS AND ASSIGNS, AND SHALL LIMIT AND CONTROL ALL BUILDING PERMITS.
- THE HOA IS RESPONSIBLE FOR THE MAINTENANCE OF ALLEYS (COMMON ACCESS EASEMENTS).

HOME OWNERS ASSOCIATION NOTES:

- A MANDATORY HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE MASONRY SCREENING WALL WITH MASONRY COLUMNS; THE WOOD FENCE WITH MASONRY COLUMNS; THE DECORATIVE METAL FENCE; THE WOOD FENCE ALONG THE NORTHERN AND WESTERN PERIMETER OF THE DEVELOPMENT; THE DECORATIVE STREET SIGN AND STREET LIGHT POLES AND MOUNTS; THE OPEN SPACE LOTS AND ALL LANDSCAPING AND IMPROVEMENTS THEREON; AND THE ENHANCED ENTRYWAY FEATURES, INCLUDING BUT NOT LIMITED TO, THE MEDIAN, LANDSCAPING, ANY NON-STANDARD PAVEMENT, THE ENTRANCE MASONRY WALLS AND SIGNAGE, AND THE DECORATIVE LIGHT FIXTURES.
- THE OWNERS ASSOCIATION AND ASSOCIATED DOCUMENTS SHALL BE FILED IN ACCORDANCE WITH CITY OF MANSFIELD POLICIES. THESE DOCUMENTS MUST BE REVIEWED BY THE CITY ATTORNEY PRIOR TO FILING THE FINAL PLAT. THE DOCUMENTS SHALL BE FILED WITH THE FINAL PLAT AT TARRANT COUNTY WHEN DEEMED NECESSARY BY THE ATTORNEY. THE DOCUMENTS SHALL BE SUBMITTED IN TIMELY MANNER TO ALLOW FOR A MINIMUM OF 60 DAY REVIEW. FAILURE TO SUBMIT THE DOCUMENTS OR INCOMPLETE DOCUMENTS MAY RESULT IN A DELAY OF CONSTRUCTION, ACCEPTANCE OF THE SUBDIVISION OR DELAY IN APPROVAL OF A BUILDING PERMIT. THE CITY DOES NOT ACCEPT THE RESPONSIBILITY FOR ANY DELAYS IN CONSTRUCTION, APPROVAL OR ACCEPTANCE OF THE SUBDIVISION CAUSED BY FAILURE TO SUBMIT THE ASSOCIATION DOCUMENTS OR INACCURACY OF THE DOCUMENTS.

EXHIBIT "B" DEVELOPMENT PLAN PARKSIDE ADDITION

Being approximately 14 Acres of land situated in
the Henry McGehee Survey,
Abstract No. 998,
City of Mansfield, Tarrant County, Texas

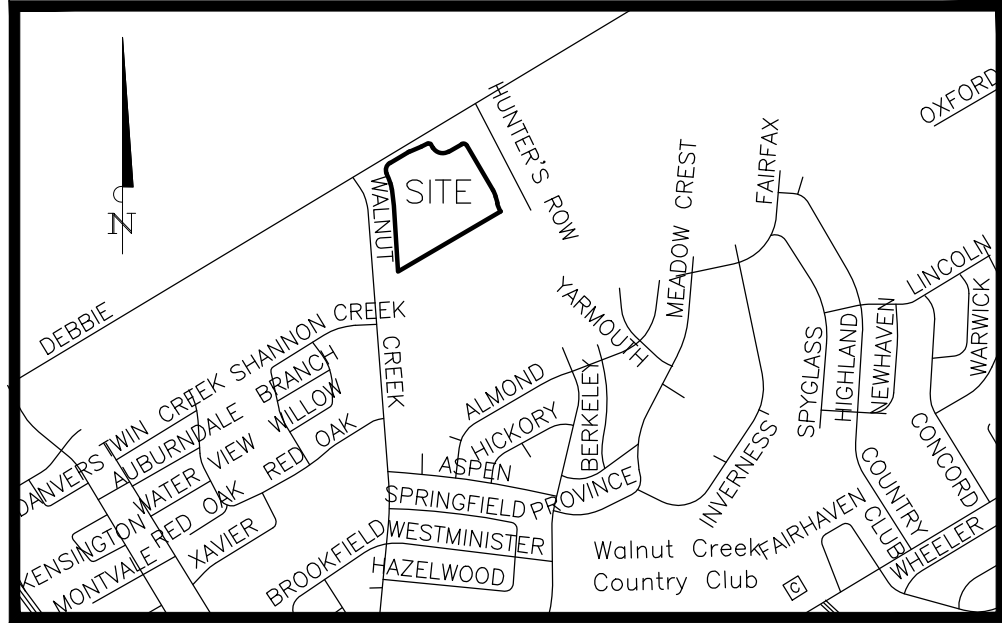
BANNISTER
ENGINEERING
240 North Mitchell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax
REGISTRATION # F-10599 (TEXAS)

CONTACT: CODY BROOKS, P.E.

Date Prepared: 12/17/2021

ZC#21-023

Date Revised: 2/16/2022



VICINITY MAP
NOT TO SCALE
MANSFIELD, TEXAS

RESIDENTIAL SITE DATA SUMMARY (528,189 S.F. - 12.13 AC)	
LOT DENSITY:	10.64 UNITS / AC
MAXIMUM HOME HEIGHT:	40'
MIN. HOME S.F.	1500 S.F.
REQUIRED PARKING	20 SPACES
PROVIDED PARKING	46 SPACES (2 GARAGE, 2 DRIVE)
LOT SIZE:	22' X 80'
BUILDING PADS	22' X 55'
TOTAL UNITS	129
STREETS:	50' R.O.W.
PAVEMENT:	29' BACK TO BACK
OPEN SPACE LOTS:	
COMMERCIAL SITE DATA SUMMARY (88,432 S.F. - 2.03 AC)	
BUILDING AREA:	12,950 S.F.
FLOOR AREA RATIO:	0.15
REQUIRED PARKING (4b)	46 SPACES
PROVIDED PARKING	98 SPACES

PLANNED DEVELOPMENT REGULATIONS

1. SIDEWALKS WILL BE INSTALLED IN THIS DEVELOPMENT AS SHOWN
2. RESIDENTIAL LOT LANDSCAPE STANDARDS SHALL BE IN ACCORDANCE WITH CITY ORDINANCE.
3. ALL AC UNITS SHALL BE SCREENED FROM PUBLIC VIEW
4. ALL IRRIGATION OF OPEN SPACE LOTS SHALL BE MAINTAINED BY THE HOA.
5. ALL LANDSCAPE AREAS, INCLUDING LANDSCAPE BUFFERS, SETBACKS AREAS, OPEN SPACE LOTS AND FRONT YARDS SHALL BE IRRIGATED.
6. STREET SIGNS SHALL BE ENHANCED WITH DECORATIVE POLE AND MOUNTS WITH STANDARD STREET SIGNS ATTACHABLE AND SHALL BE MAINTAINED BY THE H.O.A.
7. A HOME OWNERS ASSOCIATION (HOA) SHALL BE ESTABLISHED TO OVERSEE THE CODES AND Covenants OUTLINE WITHIN THIS PLANNED DEVELOPMENT. REFER TO SEPARATE NOTES ON THIS SHEET.
8. THIS PROPOSED PLANNED DEVELOPMENT WILL BE IN COMPLETE ACCORDANCE WITH PROVISIONS OF THE APPROVED DEVELOPMENT DISTRICT AND THAT ALL DEVELOPMENT PLANS RECORDED HEREUNDER SHALL BE BINDING UPON APPLICANT THEREOF, HIS SUCCESSORS AND ASSIGNS, AND SHALL LIMIT AND CONTROL ALL BUILDING PERMITS.
9. THE HOA IS RESPONSIBLE FOR THE MAINTENANCE OF ALLEYS (COMMON ACCESS EASEMENTS).

HOME OWNERS ASSOCIATION NOTES

1. A MANDATORY HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE MASONRY SCREENING WALL WITH MASONRY COLUMNS; THE WOOD FENCE WITH MASONRY COLUMNS; THE DECORATIVE METAL FENCE; THE WOOD FENCE ALONG THE NORTHERN AND WESTERN PERIMETER OF THE DEVELOPMENT; THE DECORATIVE STREET SIGN AND STREET LIGHT POLES AND MOUNTS; THE OPEN SPACE LOTS AND ALL LANDSCAPING AND IMPROVEMENTS THEREON; AND THE ENHANCED ENTRYWAY FEATURES INCLUDING BUT NOT LIMITED TO, THE MEDIUM, LANDSCAPING, ANY NON STANDARD PAVEMENT, THE ENTRANCE MASONRY WALLS AND SIGNAGE, AND THE DECORATIVE LIGHT FIXTURES.
2. THE OWNERS ASSOCIATION AND ASSOCIATED DOCUMENTS SHALL BE FILED IN ACCORDANCE WITH CITY OF MANFIELD POLICIES. THESE DOCUMENTS MUST BE REVIEWED BY THE CITY ATTORNEY PRIOR TO FILING THE FINAL PLAT. THE DOCUMENTS SHALL BE FILED WITH THE FINAL PLAT AT TARRANT COUNTY WHEN DEEMED NECESSARY BY THE ATTORNEY. THE DOCUMENTS SHALL BE SUBMITTED IN TIMELY MANNER TO ALLOW FOR A MINIMUM OF 60 DAY REVIEW. FAILURE TO SUBMIT THE DOCUMENTS OR INCOMPLETE DOCUMENTS MAY RESULT IN A DELAY OF CONSTRUCTION, ACCEPTANCE OF THE SUBDIVISION OR DELAY IN RECEIVING A BUILDING PERMIT. THE CITY DOES NOT ACCEPT THE RESPONSIBILITY FOR ANY DELAYS IN CONSTRUCTION, APPROVAL OR ACCEPTANCE OF THE SUBDIVISION CAUSED BY FAILURE TO SUBMIT THE ASSOCIATION DOCUMENTS OR INACCURACY OF THE DOCUMENTS.

EXHIBIT "B"

DEVELOPMENT PLAN

PARKSIDE ADDITION

Being approximately 14 Acres of land situated in
the Henry McGehee Survey,
Abstract No. 998,
City of Mansfield, Tarrant County, Texas



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REGISTRATION # F-10599 (TEXAS)

CONTACT: CODY BROOKS, P.E.

Date Prepared: 12/17/2021

ZC#21-023

Date Revised: 3/15/2022

May 2022

EXHIBIT “C”

**PARKSIDE ADDITION
(22’ wide alley served lots, and modified C-2 commercial zoning)**

PLANNED DEVELOPMENT CONDITIONS ADDENDUM TO DEVELOPMENT PLAN

**APPLICANT: SKORBURG COMPANY
ZC# 21-023**

A. GENERAL:

1. The existing provisions of the City of Mansfield, Texas Zoning Ordinance shall continue to be applicable to issues not covered by these PD, planned development district standards for Parkside Addition.
2. In the event of a conflict between these PD, planned development district standards, and those of the City of Mansfield, Texas Zoning Ordinance, as amended, the provisions set forth herein shall take precedence.

B. SITE DESIGN:

1. The Developer shall design and provide a mews generally running in a north-south direction and run the entire length of the development from the northernmost corner of the commercial buildings to the southernmost street. The dimensions of the mews shall be adequate to allow for structured or unstructured recreation. The aesthetic quality of the mews, including sidewalks that are dedicated exclusively to pedestrians, shall be as generally shown in Diagram 1, and subject to the approval of the Director of Planning.
2. The Developer shall design and provide a water fountain (or other similar water feature subject to the approval of the Director of Planning) as generally shown in Diagram 2 within the center of the mews.
3. The Developer shall design and provide a small open space for furniture games (i.e., bocci ball) as shown on the site plan. Such small open space shall be enclosed on all sides, with the exception of openings for pedestrian access, by a wall constructed of brick or stone and three (3) feet in height along all sides (with the exception that a portion of the exterior wall along Walnut Creek Drive may also

incorporate into the wall a community sign that may exceed three (3) feet in height subject to the approval of the Director of Planning). The small open space shall have characteristics of aesthetic quality and design similar to the small open space shown in Diagram 3 (no playground shall be installed in this area).

4. All setbacks shall be as defined on the Development Plan.
- C. GARAGE ORIENTATION: All townhome lots within Parkside Addition shall be alley-served.
- D. STREET TREES: Canopy trees at least three (3) inches caliper in size at the time of planting shall be planted between the sidewalk and street section, with a minimum of one (1) canopy tree for each 22' wide lot.
- E. ELEVATION CONTROLS: In order to encourage architectural variety on a continuous block, the building facades for the townhouses will not have repeating elevations/materials across the street and on either side of the subject building. A different combination or an intermix of materials shall be incorporated for the townhomes within these parameters. In addition:
1. Each lot created for the construction of a townhome abutting a portion of Walnut Creek Drive shall be designed so that:
 - a. The front building façade faces Walnut Creek Drive; AND
 - b. The front yard is designed as a dooryard in the manner described below.
 2. Examples of representative materials, photos, and elevations for the townhome lots are included in Diagram 6. All buildings shall comply with the architectural requirements of this PD, planned development district.
- F. HOMEOWNERS ASSOCIATION: A Homeowners Association ("HOA") shall be incorporated, and each lot/homeowner shall be a mandatory member. The bylaws of this association shall establish a system of payment of dues; a system of enforcement of its rules and regulations; shall establish a clear and distinct definition of the responsibility of each member; and other provisions as deemed appropriate to secure a sound and stable association. In addition to maintaining all residential common areas, the HOA shall be responsible for maintaining the front yards and side yard space between buildings. The commercial development shall be required to maintain its own common areas.

G. MINIMUM HOUSE SIZES: The minimum floor area for each home shall be 1,500 square feet.

H. ARCHITECTURAL STANDARDS:

1. Masonry Requirements: With the exception of openings for doors and windows only, a minimum of 80 percent of each building wall shall be fired-clay brick, cast stone, stone, or stucco. In addition:
 - a. Exterior insulated finishing systems (E.I.F.S.) is not a permitted material.
 - b. Doors and windows shall be recessed a minimum of three (3) inches in building facades constructed of brick, stone, or stucco. Flush mounted windows are prohibited.
2. Construction Standards: All homes will be constructed with fire suppression walls with resistance ratings certified for United States.
3. Required Architectural Features for Dwellings Only:
 - a. Each dwelling shall be required to provide a dooryard, a patio, a porch, or a stoop along the front building façade except as provided below.
 - i. A dooryard shall only be required for each dwelling with frontage along Walnut Creek Drive.
 - b. All dooryards, patios, porches, and stoops shall be designed and constructed as provided below:
 - i. Patios:
 - All patios, where provided, shall be a minimum of 60 square feet in area.
 - Patio flooring shall be brick, poured concrete, or stone.
 - ii. Porches:
 - All porches, where provided, shall be a minimum of 60 square feet in area.
 - Porch flooring shall be brick, poured concrete, or stone. Synthetic materials are permitted provided that they have the same appearance as the masonry materials.
 - iii. Stoops:

- All stoops, where provided, shall be elevated a minimum of two (2) feet above the adjacent sidewalk and shall have minimum depth of four (4) feet.
 - Stoops shall be constructed of brick, concrete, or stone material to match the adjacent building façade.
- iv. Dooryards:
- All dooryards, where provided, shall be a minimum of five (5) feet in depth and shall be enclosed on three sides by wood slat, wood picket, or ornamental metal fence with a hedge row or decorative shrubs along the interior fence line.
 - A wall constructed of the material matching the adjacent building façade shall also be permitted.
 - The height of the fence shall be four (4) feet. The gate in the fence shall be made of ornamental metal or wood material.
 - Where dooryards are accompanied with a patio, a porch or a stoop meeting the specifications noted above, the minimum depth of the dooryard may be reduced to three (3) feet.
- c. All dwellings to be constructed on corner lots or high-visibility lots shall be held to an elevated standard for architecture as depicted on the Development Plan. Wrap-around porches shall be allowed to encroach up to five (5) feet into the side setback.
- i. All corner dwellings at the intersection of two streets shall be required to have a wrap-around porch. The required wrap-around porch shall be at least one (1) story in height. This standard shall apply to fourteen (14) dwellings, and they may be identified on the site plan as such.
- ii. All corner dwellings fronting the mews shall have a two-story wrap-around porch. This standard shall apply to eight (8) dwellings, and they may be identified on the site plan as such.

- iii. The dwelling fronting Walnut Creek Drive and the retention pond shall have a two-story wrap-around porch. This standard shall apply to one (1) dwelling, and it may be identified on the site plan as such.
 - iv. The four (4) dwellings directly adjacent to the water fountain shall be designed to have a substantial increase in glazing (i.e., a substantial increase in the number of openings for windows) on the building elevation fronting the sidewalks, a vegetative wall (i.e., growing ivy or similar) complemented with a change in exterior finish, and other architectural articulations (e.g., change in roof slope, building color, building materials, and projections or recesses) subject to the approval of the Director of Planning.
- d. In addition to the requirement of a dooryard, a patio, a porch, or a stoop on the front building façade, each dwelling shall incorporate four or more of the following architectural features to stimulate visual interest and to ensure building variety:
- i. Awnings or canopies;
 - ii. Balconies (a minimum of 25 square feet in area);
 - iii. Dormers;
 - iv. Offsets between an adjacent building façade (a minimum 12 inches to receive credit);
 - v. Varied front roof lines in building (a minimum 8-foot difference);
 - vi. Sconce lighting;
 - vii. Decorative banding or molding;
 - viii. Decorative overhangs;
 - ix. Eyebrow soldier courses;
 - x. Gables;
 - xi. Bay windows;
 - xii. Front porch columns (all columns shall be a minimum of 12 inches in depth and width);
 - xiii. Ornamental metal railing;
 - xiv. Horizontal banding across individual units of the building; and

- xv. Shutters (shall be of proportions which are identical to the opening for a window and may be operable and useable).
 - e. Garage doors for dwellings that front Walnut Creek Drive shall consist of 2-single car garage doors that are 8' wide with the option of including a roof overhang.
 - f. The first-story windows on rear elevations of dwellings that front Walnut Creek Drive shall incorporate a decorative overhang / awning feature with brackets and / or corbels.
 - g. To increase visual interest and to visually soften their presence, the garage doors for dwellings that front Walnut Creek Drive shall also have additional landscape and / or low walls or low fences between three (3) and four (4) feet in height, subject to the approval of the Director of Planning.
- 4. Roof Pitch: Roofs may be symmetrically pitched a minimum of 6:12 or low-slope (i.e., flat). All flat roofs shall be enclosed on all sides by a parapet wall. Parapet walls shall be no less than 42 inches in height. Roofs for patios, porches, and stoops may be shed, and a minimum of 3:12.
 - 5. Windows: All openings for doors and windows shall be vertical in orientation and rectangular in proportion where visible from streets and civic spaces. Such windows shall also have dividing panes. Square windows shall be subject to the approval of the Director of Planning.
 - 6. Fencing Requirements: Except as specifically provided in this PD, planned development district, all fencing requirements shall comply with the provisions set forth in Section 155.094 (General provisions for all fences and free-standing walls) of the City of Mansfield, Texas Zoning Ordinance, as amended. In addition, the Developer shall install an ornamental metal fence along the eastern boundary of the development. The ornamental metal fence may only have openings large enough for automobile and pedestrian access to the driveway serving Asa Low Intermediate School. Such ornamental metal fencing shall be supplemented with evergreen landscaping subject to the approval of the Director of Planning.

I. COMMERCIAL STANDARDS:

- 1. Architectural Standards:

- a. Generally, the architectural composition of all front building façades shall be inspired by the images shown in Diagram 4.
 - b. With the exception of openings for doors and windows only, a minimum of 80 percent of each building wall shall be fired-clay brick, cast stone, stone or stucco. In addition:
 - i. Exterior insulated finishing systems (E.I.F.S.) is not a permitted material.
 - c. Doors and windows shall be recessed a minimum of three (3) inches in building façades constructed of brick, stone, or stucco. Flush mounted windows are prohibited.
 - d. A minimum of 70 percent of the front building façade between two and 12 feet above the adjacent sidewalk (i.e., the building wall containing the main point of access for pedestrians into the building) shall be glazed in clear glass. A minimum of 50 percent of any building façade facing any civic space or other area for structured or unstructured recreation shall be glazed in clear glass between two and 12 feet above the adjacent sidewalk.
 - i. No more than 10 percent of the required glazing for commercial uses shall be tinted.
 - e. All commercial tenant spaces shall be designed as separate shopfronts. Shopfronts shall be subject to the following design requirements:
 - i. Shopfronts shall be designed with a bulkhead, display window and transom.
 - ii. Bulkheads shall be between 24 and 36 inches in height.
 - iii. Transom windows shall be installed above the bulkhead and display windows.
 - f. All rooftop mechanical equipment shall be fully screened from all sides by parapet walls of which shall be at least 12 inches greater in height than the equipment.
2. Sign Standards: Commercial signage will comply with all applicable provisions in Section 155.090 (Sign standards) for the C-2, Community Business District.
 3. Allowed Uses: The following commercial uses shall be permitted:

- a. Retail, provided that the specific use shall be further limited to:
- i. Apparel store.
 - ii. Arts and crafts store.
 - iii. Bakery (no drive-through facility).
 - iv. Bike shop.
 - v. Café (no drive-through facility).
 - vi. Coffee shop (no drive-through facility).
 - vii. Corner market or convenience goods store provided that:
 - a minimum of 40 percent of its retail sales and display area shall be dedicated exclusively to the sale of a general line of food and beverages that are intended for home preparation and consumption;
 - a minimum of 20 percent of its retail space and display area shall be dedicated exclusively to the sale of perishable goods including dairy, fresh produce, fresh meats, poultry, fish and frozen foods;
 - a maximum 10 percent of its retail space and display area of the corner market may be devoted to the sale of alcohol for off-site consumption; AND
 - the retail sale of discount and used merchandise is expressly prohibited.
 - viii. Florist.
 - ix. Gift store.
 - x. Hardware store.
 - xi. Ice cream parlor (no drive-through facility).
 - xii. Jewelry store.
 - xiii. Pet supplies store.
 - xiv. Pharmacy (no drive-through facility).
 - xv. Restaurant (no drive-through facility).
 - xvi. Mobile food vendor.
- b. Personal service, provided that the specific use shall be further limited to:

- i. Barber.
 - ii. Day spa.
 - iii. Dry cleaner (no drive-through facility).
 - iv. Fitness studio.
 - v. Hairdresser.
 - vi. Pet grooming.
 - vii. Salon.
 - viii. Shoe repair.
 - ix. Tailor.
 - c. Office.
 - d. Medical clinic.
 - e. Veterinarian office (without outside animal run or pens).
 - f. Mail center (may be located within or adjacent to corner market or convenience goods store or food service establishment).
4. Minimum Dedication of Commercial Space to Food Service Establishment: A minimum of 2,500 square feet of gross leasable space shall be permanently dedicated to the operation of a restaurant, coffee shop, café, or other similar food service establishment subject to the approval of the Director of Planning and subject to the limitations of this PD, planned development district.
 5. Outdoor Seating and Serving Area: Outdoor seating and serving areas shall be provided adjacent to all sidewalks enclosing the mews as generally shown in Diagram 5.
 6. String Lighting: The sidewalks enclosing the mews within the commercial district shall be adorned with string lighting at frequent intervals to stimulate visual interest and to encourage pedestrian activity.
 7. Prohibited Uses: Any use not listed in Paragraph C above shall be prohibited, including drive-through facilities and outdoor storage.
 8. Required Parking: All commercial uses shall require a minimum of 4.0 assigned parking spaces per 1,000 square feet of gross leasable space.
 9. Outdoor Refuse and Recycling Collection Receptacles: Outdoor refuse and recycling collection receptacles shall be visually screened on all sides by a solid

wall a minimum of six (6) 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.

10. The commercial component of this planned development shall comply with the C-2, community business district standards except when such standards conflict with the provisions of this PD, planned development district.

DIAGRAM 1:



DIAGRAM 2:



DIAGRAM 3:



DIAGRAM 4:



DIAGRAM 5:





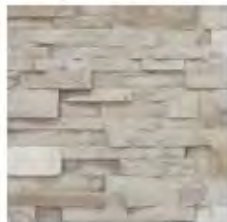
Exterior Stone Brick for Façade



Stucco Option 1 in Gravel Stone



Stucco Option 2 in Taupe Gray



Stone Veneer Option 1



Stone Veneer Option 2



Coach Light Option 1



Coach Light Option 2



Roofing Shingles Option 1



Front Door in Dark Mahogany



Inspiration Images of Townhomes for Exterior Finishes



Exterior Paint Scheme 2



Timmer Bark Main Exterior



Double Stone Trim



Arctic White Accent

Colorways of Siding Boards



Garage Door in Dark Mahogany



Exterior Shutters in Dark Berry

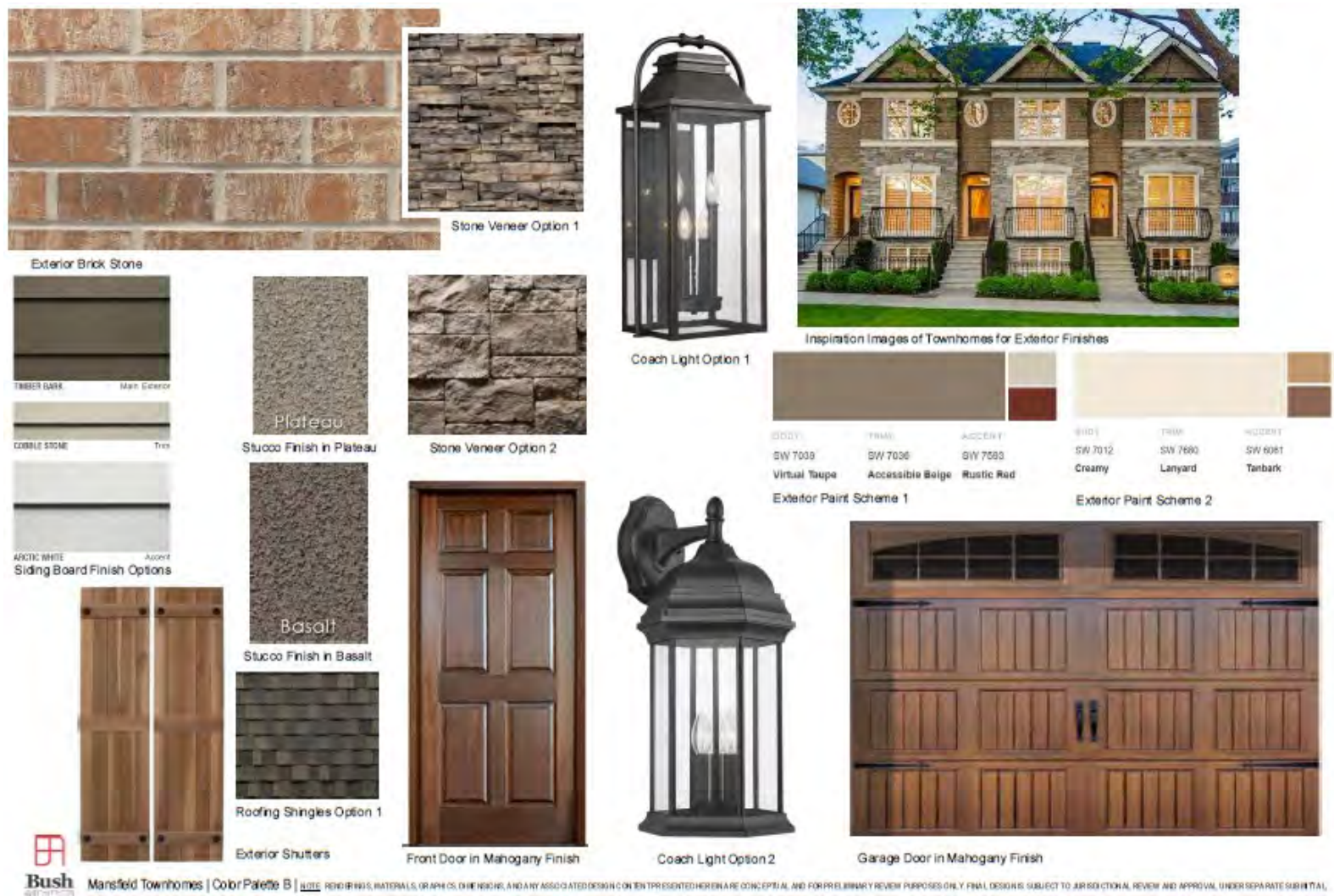


Exterior Paint Scheme 1



Mansfield Townhomes | Color Palette A

NOTE: RENDERINGS, MATERIALS, GRAPHICS, DIMENSIONS, AND ANY ASSOCIATED DESIGN CONTENT PRESENTED HEREIN ARE CONCEPTUAL AND FOR PRELIMINARY REVIEW PURPOSES ONLY. FINAL DESIGN IS SUBJECT TO ARCHITECTURAL REVIEW AND APPROVAL UNDER SEPARATE SUBMITTAL.



Exterior Stone Options 1 & 2



Stucco Options 1 & 2



Main Field of Brick in Off White



Garage Door in Golden Oak Finish



Roofing Shingles Option 1



Roofing Shingles Option 2



Coach Light Option 1



Coach Light Option 2

Inspiration Image of Banding Ideas on Façade (top image)



Hardie Siding Options w/ Accent & Trim (Right) /
Accent Exterior Paint Colors Options 1 & 2 (Top)



TIMBER BARK Main Exterior



COBBLE STONE Trim



ARCTIC WHITE Accent



Inspiration Image for Exterior Façade



Bush

Manfield Townhomes | Color Palette C

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DIAGRAM 6 (page 4 of 4):

