



Planning and Zoning Commission - Special Meeting

July 28, 2026 - 5:30 PM

Council Chambers

1200 E. Broad St., Mansfield, TX 76063

1. CALL MEETING TO ORDER

2. WORK SESSION - 5:30 P.M.

A. Presentation by Staff on Items from the Regular Planning and Zoning Commission Meeting

B. Staff Announcements

C. Summary of City Council Actions

3. 6:00 P.M. OR IMMEDIATELY FOLLOWING WORK SESSION - RECONVENE INTO REGULAR SESSION

4. INVOCATION

5. PLEDGE OF ALLEGIANCE TO THE UNITED STATES AND TEXAS FLAG

6. COMMISSION ANNOUNCEMENTS

7. CITIZEN 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 five (5) minutes.

8. PUBLIC HEARINGS

26-2530 Public Hearing and Consideration of a Request by Stillwater Capital Inc., for a Zoning Change from PD, Planned Development District to PD, Planned Development District for Commercial, Residential and Institutional Uses on 153.073 Acres Located Within the E. McAnear Survey, Abstract 1005, R. Bratton Survey, Abstract 114, S.C. Neill Survey, Abstract 1159, and the M. Gregg Survey, Abstract 555, Tarrant County, TX, bounded by E Broad St, Matlock Rd, Heritage Pkwy and Regency Pkwy on parcels addressed 240 and 260 N Mitchell Rd, 2401 Heritage Pkwy, 2500 E Broad and 351 N Miller. (ZC24-016)

Presenters: Clayton Comstock, Executive Director of Planning and Development

Attachments:

1. Maps and Supporting Information
2. Exhibit A - Illustrative Plan
3. Exhibit B - Regulating Plan
4. Exhibit C - Planned Development Standards
5. Exhibit D - Cross Sections
6. Exhibit E - Legal Description

9. ADJOURN

CERTIFICATION

I certify that the above agenda was posted on the bulletin board next to the main entrance of City Hall on July 22, 2026, prior to 5:00 p.m. in accordance with Chapter 551 of the Texas Government Code.

Clarissa Carrasco, Planning Technician

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, 1-800-735-2989.

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



**City of Mansfield
Staff Report**

Item ID: 26-2530

Agenda Date: July 28, 2026

Title

Public Hearing and Consideration of a Request by Stillwater Capital Inc., for a Zoning Change from PD, Planned Development District to PD, Planned Development District for Commercial, Residential and Institutional Uses on 153.073 Acres Located Within the E. McAnear Survey, Abstract 1005, R. Bratton Survey, Abstract 114, S.C. Neill Survey, Abstract 1159, and the M. Gregg Survey, Abstract 555, Tarrant County, TX, bounded by E Broad St, Matlock Rd, Heritage Pkwy and Regency Pkwy on parcels addressed 240 and 260 N Mitchell Rd, 2401 Heritage Pkwy, 2500 E Broad and 351 N Miller. (ZC24-016)

Description/History

Existing Use: Vacant

Existing Zoning: PD, Planned Development (The Reserve)

Surrounding Land Use & Zoning:

North – East Broad ROW and Reserve PD (Neighborhood Center Two Sub-District)

South – Heritage Parkway ROW and Reserve PD (Business Campus Sub-District)

East – Matlock Road ROW and Reserve PD (Central Sub-District)

West – Regency Parkway ROW and Reserve PD, various existing uses including residential, commercial, office, and light-industrial (Workplace Sub-District)

Thoroughfare Plan Specification:

East Broad Street – Principal Arterial P6D

Matlock Road – Major Arterial M4D

Heritage Parkway – Principal Arterial P6D

Regency Parkway – Major Collector C4U

Mansfield 2040 Plan

Mansfield 2040 Land Use Designation: Mixed-Use Regional, LINQ Special Area Plan (Town Center)

The Mixed-Use Regional category is intended to serve as Mansfield's highest intensity residential designation and may include multi-story, vertical mixed-use development within strategic locations throughout the City. Due to their anticipated scale, developments should rely on arterial and regional thoroughfares for access and circulation; nonresidential uses should aim to employ and serve residents to prevent frequent vehicle trips to and from the site. Nonresidential development within the Mixed-Use Regional category should provide residents with citywide opportunities to work and gather for entertainment and recreational purposes.

Development within this category should emphasize placemaking and the pedestrian experience through public and private amenities, orientation toward the street, and preservation of significant natural features. Individual developments should contribute to the district as a whole and cater to Mansfield residents and broader populations as a place to visit, work, and live.

Within the LINQ Special Area Plan, the property is designated as the Town Center, the core of the district and the area that provides the primary lifestyle and branding opportunities that create the district's prestige. This area should be a highly urbanized, walkable, mixed-use neighborhood that

creates the heart of the district. Uses include those that you might expect in a downtown setting, including regional servicing mixed-use such as retail, dining, office, and multi-family residential. This area could benefit from being anchored by government facilities that serve as the catalyst projects for the development of the Town Center.

Consistent with the goals of the Mixed-Use Regional and LINQ Special Area Plan designation, the development emphasizes commercial, residential, and institutional uses as well as significant public open space amenities.

Mixed-Use Regional Goals & Strategies

Goal MU.1: Support Vibrant Intensity

- Strategy MU.1(a): Integrate higher-intensity residential uses within mixed-use settings at intentional locations within the City.
- Strategy MU.1(b): Ensure mixed-use development provides residents and visitors with active lifestyle options, including pedestrian-oriented urban design, integrated gathering spaces, and connections to the outdoors.
- Strategy MU.1(c): Leverage mixed-use developments to diversify the City's commercial tax base and employment options.

Goal MU.2: Promote Quality Mixed-Use Development

- Strategy MU.2(a): Encourage efficiently shared amenities between a variety of uses and users, including parking improvements, infrastructure, and open spaces.
- Strategy MU.2(b): Incentivize high-quality building techniques and materials, such as masonry products, decorative finishes, and frequent transparency applications.
- Strategy MU.2(c): Establish a balanced and complementary mixture of uses within buildings and developments.

Goal MU.3: Create Unique Destinations throughout the City

- Strategy MU.3(a): Integrate public and private amenities aimed toward residents, businesses, and visitors.

LINQ Goals & Strategies

Goal LQ.1: Capitalize on the Intersection of Location & Opportunity

- Strategy LQ.1(a): Focus density in a mixed-use Town Center within the district.

Analysis

The Applicant is requesting approval of a Planned Development (PD) consisting of approximately 153 acres to allow for a mixed-use development. The proposal includes a mix of commercial, residential, institutional, office, hospitality, and civic uses organized around a connected canal system and an integrated network of streets, parks, and public spaces.

The request would replace the existing Planned Development standards applicable to the property with a new four-sub-district framework and Regulating Plan. Approval of the Planned Development would establish the permitted uses, development standards, street framework, and administrative procedures applicable to the property but would not approve individual site plans or establish the final location of all buildings, Local Streets, parking areas, or development phases. Those details

would be evaluated through future subdivision, site plan, engineering, and building permit applications.

An Illustrative Plan (Exhibit A) has been provided to demonstrate one potential development scenario that is consistent with the proposed Planned Development standards. The Illustrative Plan depicts examples of building types, land use relationships, and development patterns intended to illustrate the desired form, character, and intensity of development within each sub-district. Because the Illustrative Plan is conceptual, it is not regulatory. Future development will instead be governed by the standards established within the Planned Development, including regulations addressing building placement, site design, building height and massing, architectural materials, and frontage requirements.

A Regulating Plan (Exhibit B) establishes the boundaries of each sub-district, the Primary and Secondary Street framework, Primary Building Frontages, and the general location of open spaces and water features. Local Streets and the precise alignment of future streets will be determined through site plan review, subject to the modification provisions established in the Planned Development. Together, these standards establish the overall development framework while allowing flexibility in the ultimate arrangement of individual projects.

The Planned Development primarily regulates development form through build-to zones, minimum building heights, building-frontage requirements, architectural standards, and the relationship of buildings to streets and public spaces. The standards generally establish minimum building heights but do not establish an overall maximum building height. Building scale and configuration would therefore be evaluated through the applicable sub-district standards and future site plan review. The Planned Development is organized into four distinct sub-districts, each intended to serve a unique function while contributing to the overall vision of creating a compact, pedestrian-oriented, mixed-use district.

Canals Sub-District

The Canals Sub-District serves as the urban core of the Planned Development. Designed as the highest-intensity area within the district, it concentrates hospitality, office, retail, restaurant, civic, cultural, residential, and entertainment uses around a navigable canal system and activated public spaces. The district is intended to create a vibrant destination through urban building placement, highly designed intersections, active ground-floor frontages, and a network of pedestrian-oriented streetscapes and open spaces. Development standards require buildings to frame the canal and primary streets. Nonresidential canal-facing space must be Dedicated Commercial, while residential canal frontage must provide at least 25 percent Commercial Ready space, which may be used for residential amenities, with the remaining frontage designed with outdoor amenities or residential units directly connected to the canal parkway. Dedicated Commercial ground-floor uses are also required along the Primary Building Frontages identified on the Regulating Plan.

Broad Street Sub-District

The Broad Street Sub-District is intended to extend the existing commercial character of the Broad Street corridor while serving both the Planned Development and the surrounding community. Development standards provide flexibility for larger development blocks capable of accommodating regional commercial users while maintaining strong pedestrian connections to adjacent sub-districts. Buildings are intended to establish an attractive corridor along Broad Street through enhanced architectural standards, generous streetscape improvements, and a walkable development pattern.

Employment Sub-District

The Employment Sub-District serves as the primary office and employment center within the Planned Development. By concentrating employment-generating uses in this area, the district establishes a consistent daytime population that supports nearby restaurants, retail businesses, and

services. Development standards encourage an urban office environment with pedestrian-oriented streets, interconnected blocks, and high-quality building architecture while maintaining convenient access from Heritage Parkway and Matlock Road.

Neighborhood Sub-District

The Neighborhood Sub-District provides the primary residential component of the Planned Development and establishes the 24-hour population necessary to support a safe and vibrant neighborhood as well as the district's commercial and employment uses. A variety of housing types are envisioned within a connected street network that emphasizes walkability and access to parks, open spaces, and surrounding destinations. Development standards promote pedestrian-oriented building frontages, neighborhood-scale architecture, and residential designs that integrate seamlessly with the mixed-use character of the overall development.

The Planned Development permits residential development within the Canals and Neighborhood Sub-Districts. Up to three Apartment Projects may be developed in the Canals and Neighborhood Sub-Districts, subject to minimum building heights, unit-size requirements, frontage and parking standards, and specified development-phasing milestones. Townhomes and attached single-family residential uses are permitted within the Neighborhood Sub-District. Age-restricted senior living is also permitted within the Neighborhood Sub-District, subject to site plan conditions, with a maximum of 400 units per project; however, the Planned Development does not limit the number of age-restricted senior living projects. The Planned Development also does not establish an overall maximum number of residential units, a maximum townhome density or unit count, or a district-wide residential-to-nonresidential development ratio. Accordingly, the ultimate amount and distribution of residential development will be determined through future subdivision and site plan applications within the adopted sub-district framework.

The canal, bay, and publicly accessible open-space network are central elements of the proposed development. The current draft requires a minimum of 12 percent of the gross Planned Development acreage to be provided as publicly accessible open space, which may include the canal and bay, Canal Parkway, parks, plazas, retention areas, and qualifying easements. A certificate of occupancy for the first Apartment Project in the Canals Sub-District may not be issued until the canal and bay have been accepted by the City. The current draft also provides for the dedication, acceptance, and City maintenance of open space; staff and the applicant continue to refine the timing, ownership, acceptance, and long-term maintenance responsibilities associated with these improvements.

Summary

The Planned Development establishes development standards for each of the district's four sub-districts and administrative procedures governing implementation of the district. These provisions address the administration of the Planned Development, including interpretation of standards, site plan requirements, conflict resolution, and appeal procedures.

To provide flexibility during implementation, the Planned Development authorizes the Development Review Committee to approve compliant site plans and certain administrative modifications, minor amendments, and design warrants. Because the current draft allows administrative action on a broad range of development standards and exhibits, staff and the applicant continue to refine which adjustments may be approved administratively and which substantive changes require amendment of the Planned Development.

Strategic Initiative

Focus on the Future

Improve City Wide Mobility

Provide a Safe Community

Building Strong Neighborhoods
Develop Strong Economy

Recommendation

The Development Review Committee recommends that the Planning and Zoning Commission continue this case to August 6, 2026, to allow staff and the applicant to finalize revisions addressing administrative modification authority, residential entitlements and townhome standards, structured parking, commercial-ready and dedicated commercial frontage requirements, and open-space phasing, ownership, and maintenance.

Funding Source

Prepared By

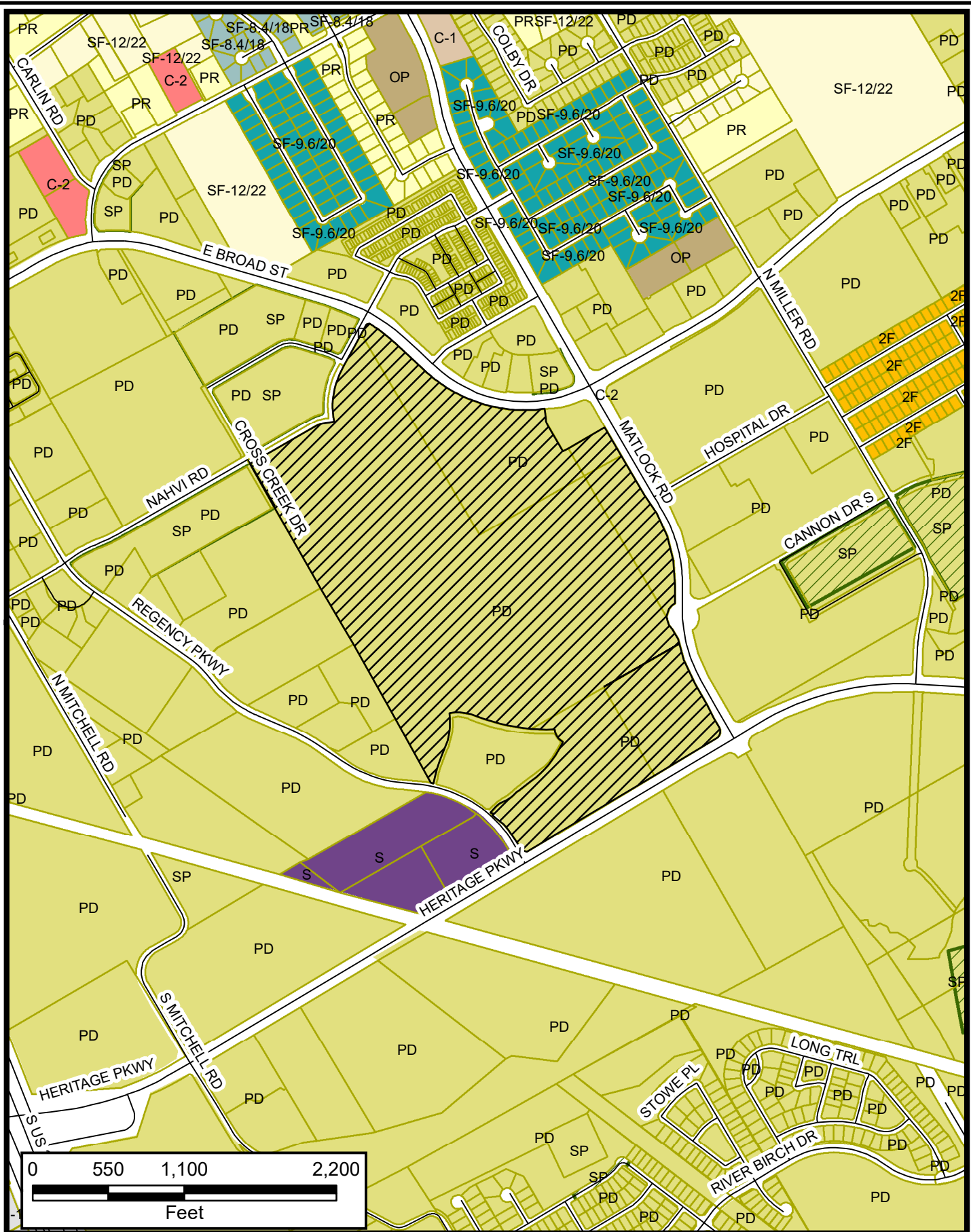
Arty Wheaton-Rodriguez, Assistant Director of Planning - (817) 276-4245



ZC 24-016

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.

7/16/2026



ZC 24-016

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.

7/13/2026

Property Owner Notification for ZC 24-016

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
			*** NO ADDRESS ***	*** NO CITY ***	* NO ZIP *
75 REGENCY ADDITION	BLK 1	SUB-Q LLC	74 REGENCY PKWY	MANSFIELD, TX	76063
7-ELEVEN AT THE RESERVE ADDITION	BLK 1	GF ENTERPRISES LLC	PO BOX 711	DALLAS, TX	75221
ADMIRAL LEGACY ADDITION	BLK 1	THE MIC HOLDINGS DEVELOPMENT L	301 S MAIN ST	MANSFIELD, TX	76063
ALLIANCE INDUSTRIAL ADDITION	BLK 1	DUFF REAL ESTATE LLC	800 US 98 HWY	COLUMBIA, MS	39429
BLAZING HOSPITALITY BROAD STREET ADDITION - PH 2	BLK 1	SW MANSFIELD RETAIL II OWNER L	2515 MCKINNEY AVE STE 1200	DALLAS, TX	75201
BLAZING HOSPITALITY BROAD STREET ADDN	BLK 1	J&J GIANNONI LLC	163 TOWN PL #393	FAIRVIEW, TX	75069
BRATTON, RICHARD SURVEY	A 114	HORNING-LOCKWOOD, STEVE CLARE	20 WOODLAND CT	MANSFIELD, TX	76063-6033
BRATTON, RICHARD SURVEY	A 114	HORNING-LOCKWOOD, STEPHEN C	20 WOODLAND CT	MANSFIELD, TX	76063-6033
BRATTON, RICHARD SURVEY	A 114	HERITAGE TOWN CENTER LLC	4150 BRITTON RD	MANSFIELD, TX	76063-8796
BRATTON, RICHARD SURVEY	A 114	METHODIST HOSPITALS OF DALLAS	PO BOX 655999	DALLAS, TX	75265-5999
BRATTON, RICHARD SURVEY	A 114	HERITAGE TOWN CENTER LLC	4150 BRITTON RD	MANSFIELD, TX	76063-8796
BRATTON, RICHARD SURVEY	A A	METHODIST HOSPITALS OF DALLAS	PO BOX 655999	DALLAS, TX	75265-5999
GREGG, MILTON SURVEY	A 555	HORNING-LOCKWOOD, STEPHEN	20 WOODLAND CT	MANSFIELD, TX	76063-9711
GREGG, MILTON SURVEY	A 555	HORNING-LOCKWOOD, STEPHEN C	20 WOODLAND CT	MANSFIELD, TX	76063-6033
GREGG, MILTON SURVEY	A 555	THE MIC HOLDINGS DEVELOPMENT L	301 S MAIN ST	MANSFIELD, TX	76063
GREGG, MILTON SURVEY	A 555	MANSFIELD CITY OF	1200 E BROAD ST	MANSFIELD, TX	76063
HIGHLAND HEIGHTS ADDN	BLK 1	GRAND REGENCY PARTNERS LLC	1100 W PIONEER PKWY	ARLINGTON, TX	76013-6367
JLB MANSFIELD	BLK 1	CH REALTY IX-JLB MF DALLAS MAN	3890 W NW HWY 7TH FLOOR	DALLAS, TX	75220

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Property Owner Notification for ZC 24-016

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
LOCKWOOD VILLAGE	BLK 1	AMERICAN NATIONAL BANK OF TX	PO BOX 40	TERRELL, TX	75160-9003
MANSFIELD CITY HALL	BLK 1	MANSFIELD CITY OF	1200 E BROAD ST	MANSFIELD, TX	76063
MANSFIELD MEDICAL CENTER ADD	BLK 1	METHODIST HOSPITALS OF DALLAS	PO BOX 655999	DALLAS, TX	75265-5999
MANSFIELD MEDICAL CENTER ADD	BLK 1	METHODIST HOSPITALS OF DALLAS	PO BOX 655999	DALLAS, TX	75265-5999
MANSFIELD URBAN LIVING	BLK 1	SW MANSFIELD PHASE II MF LLC	2515 MCKINNEY AVE SUITE 1200	DALLAS, TX	75201
MCANEAR, ELIZABETH SURVEY	A 1005	LOCKWOOD STEPHEN CLARE HORNING	20 WOODLAND CT	MANSFIELD, TX	76063-6033
MCANEAR, ELIZABETH SURVEY	A 1005	FIRST BAPTIST CH MANSFIELD	PO BOX 2255	MANSFIELD, TX	76063-0047
MCANEAR, ELIZABETH SURVEY	A 1005	HORNING-LOCKWOOD, STEPHEN C	20 WOODLAND CT	MANSFIELD, TX	76063-6033
MCANEAR, ELIZABETH SURVEY	A 1005	SW MANSFIELD DEVELOPMENT II LL	2515 MCKINLEY AVE	DALLAS, TX	75201
MCCASLIN BUSINESS PARK	BLK 3	GRAND REGENCY PARTNERS LLC	1100 W PIONEER PKWY	ARLINGTON, TX	76013-6367
METHODIST HOSPITALS OF DALLAS ADDN	BLK 1	PAVILION PROPERTIES	1441 N BECKLEY AVE	DALLAS, TX	75203
NEILL, SAMUEL C SURVEY	A 1159	HORNING-LOCKWOOD, STEPHEN	20 WOODLAND CT	MANSFIELD, TX	76063-9711
NEILL, SAMUEL C SURVEY	A 1159	HORNING-LOCKWOOD, STEPHEN C	20 WOODLAND CT	MANSFIELD, TX	76063-6033
REGENCY ADDITION	BLK 1	TMI REAL ESTATE VENTURES LLC	3533 MATLOCK RD	ARLINGTON, TX	76015
REGENCY ADDITION	BLK 1	TMI REAL ESTATE VENTURES LLC	3533 MATLOCK RD	ARLINGTON, TX	76015
RESERVE AT MANSFIELD THE	BLK 1	HICKS TOMMY	1804 BEAM ST	SOUTHLAKE, TX	76092
RESERVE NORTH ADDITION	BLK 1	RESERVE NORTH RETAIL LP	2525 MCKINNEY ST STE 700	DALLAS, TX	75201
RESERVE NORTH ADDITION	BLK 1	RESERVE NORTH RETAIL LP	2525 MCKINNEY ST STE 700	DALLAS, TX	75201
RESERVE NORTH ADDITION	BLK 1	RESERVE NORTH RETAIL LP	2525 MCKINNEY ST STE 700	DALLAS, TX	75201

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Property Owner Notification for ZC 24-016

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
RESERVE NORTH ADDITION	BLK 1	SP MANSFIELD PROPERTY FUND II	4940 N TARRANT PKWY	FORT WORTH, TX	76244



EXHIBIT A - ILLUSTRATIVE PLAN

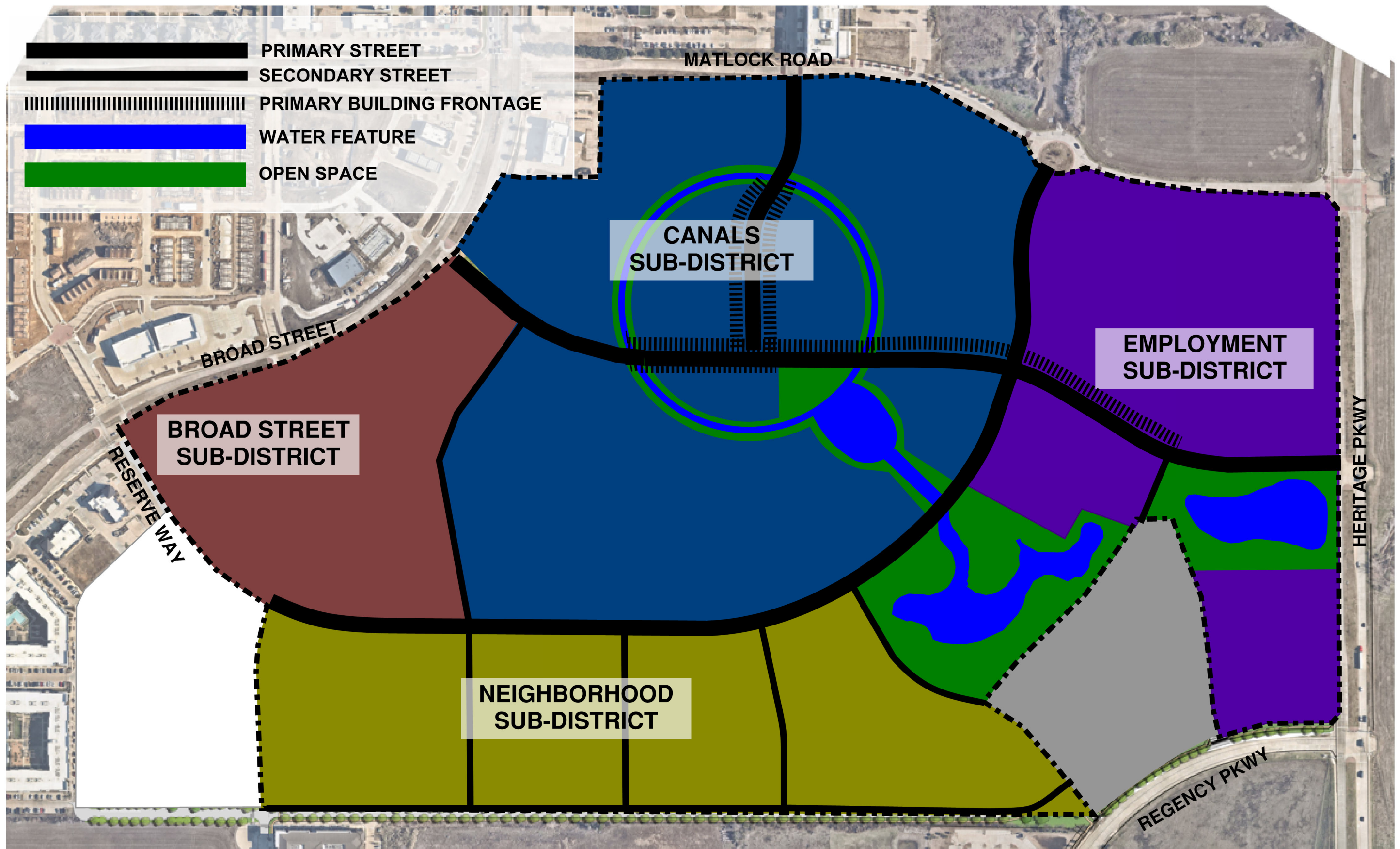


EXHIBIT B - REGULATING PLAN

PD Conditions

The Reserve

Canals, Neighborhood, Broad Street, and Employment Sub-Districts

Mansfield, Texas

Table of Contents:

1. Purpose and Intent
2. Definitions
3. The Regulating Plan
4. Administration
5. Permitted Uses by Sub-District
6. Sub-District Development Standards
7. Street Framework
8. Streetscape, Canal Parkway and Open Space
9. Parking Standards
10. Warrants
11. Sign Standards

1. Purpose and Intent

The purpose of this planned development district (“PD” or “PD District”) is to support the development of pedestrian-oriented, mixed-use and compact urban development environments with convenient access to shopping, employment, housing and neighborhood retail services. The PD District provides a balanced mix of civic, cultural, retail, restaurant, entertainment, employment and housing uses to create a vibrant and activated urban village, centered around a connected series of publicly accessible open spaces and water features. The goals of each Sub-District are to encourage an efficient, compact land use pattern; encourage pedestrian activity, reducing the reliance on private automobiles; promote a more functional and attractive community through the use of recognized principles of urban design; and allow property owners flexibility in land use, while prescribing a high level of detail in building design and form.

The PD implements the vision for each Sub-District as generally depicted for illustrative purposes only on the Illustrative Plan (**Exhibit A**). Each Sub-District is envisioned as a distinct neighborhood with unique development and redevelopment opportunities and flexibility in use and density.

The Canals Sub-District: The Canals Sub-District serves as a hub or core district within the overall PD, fostering a mixed-use urban environment with a range of uses including hospitality, urban retail, restaurants, civic and cultural uses, residential and employment all congregated around a navigable canal water feature system and urban streetscapes. Highly designed and landscaped intersections are intended to form major “punctuation points” within the community fabric creating signature addresses for adjacent land uses. Development within this Sub-District will be higher intensity accommodating large scale office and retail users while providing for moderate scale mixed use in the immediate vicinity of the Neighborhood Sub-District.

The Neighborhood Sub-District: The Neighborhood Sub-District serves as the primary residential district, providing a 24-hour population and built-in customer base for the non-residential uses within the overall PD.

Broad Street Sub-District: The Broad Street Sub-District provides neighborhood service commercial uses for the overall PD that are connected and walkable but also provide vehicular access to the major arterial corridor of Broad Street.

Employment Sub-District: The Employment Sub-District serves as the primary office and employment use, providing a daytime population and built-in customer base for restaurant and retail uses within the overall PD.

The Illustrative Plan (**Exhibit A**) shall provide an example of approvable building uses and patterns to property owners, developers, and the City on the form, character, and intensity of future development in these Sub-Districts; however, the property owner(s) or developer are not bound by the Illustrative Plan, including the uses or areas for such

uses as shown on the plan. The Illustrative Plan (**Exhibit A**) depicts one possible build-out under the standards of this PD and has no regulatory force; it is provided for context only.

The Regulating Plan (**Exhibit B**) serves as the regulatory document for this PD District, establishing sub-district boundaries, the street network, and the general location of open spaces and water features.

Street types within this PD are classified as Primary Streets, Secondary Streets, and Local Streets as designated on the Regulating Plan (**Exhibit B**).

It is not the intent of the PD for every development that includes minor modifications be required to be processed through a zoning change. Therefore, modifications that substantially comply with the purpose and intent of the PD and do not deviate from any explicit or specific requirements in this PD shall be acceptable during site plan review.

Notwithstanding Sections 155.066(D)-(F) of the Zoning Ordinance, a concept plan and/or development plan are not required for this PD District.

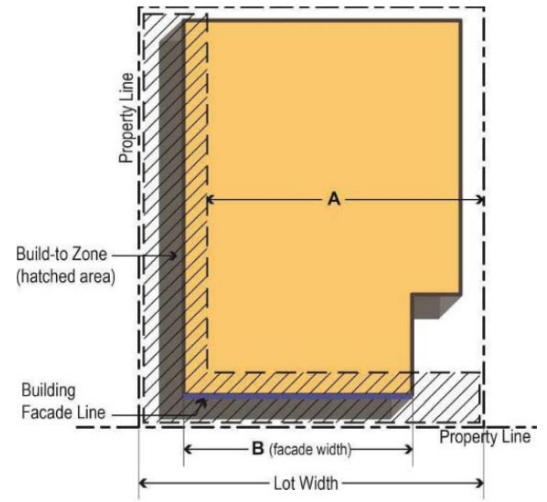
2. Definitions

For the purposes of the PD, the following terms, phrases, words and their derivations shall have the meaning ascribed to them in this section. When not inconsistent with the context, words used in the present tense include the future, words used in the singular number include the plural; and words used in the plural number include the singular. Definitions not expressly prescribed herein or in the Zoning Ordinance are to be determined according to customary usage.

- A. Apartment:** Any building or portion thereof containing multiple dwelling units on the same platted lot.
- B. Apartment Project:** A distinct multifamily residential development project located on one or more parcels within the PD District, identified by a unique site plan

approval and intended for each project to be under single ownership with a single operator.

- C. **Block:** A parcel of land surrounded by public or private streets, public walks, pedestrian passages, paseos, parks, green strips, water features, drainage channels or a combination thereof.
- D. **Building Frontage:** The percentage of a building's façade that is required to be located in the Build-to-Zone as a proportion of that lot's frontage along the public street. Publicly accessible and activated people spaces, such as outdoor cafes, forecourts, patios, open space and plaza differentiated from the sidewalk shall be considered as buildings for the calculation of building frontage.
- E. **Build-to-Zone:** The distance in which a building shall be constructed from the street or property line along a Primary or Secondary Street. Build-to-Zone dimensions are specified in Section 6 for each Sub-District.
- F. **Commercial Ready:** A ground floor building condition designed to accommodate retail, restaurant, or service uses, characterized by: (a) a floor-to-floor height of not less than fifteen (15) feet; (b) windows or glazing comprising not less than sixty percent (60%) of the ground floor facade area facing a Primary Street, Secondary Street, or Canal Parkway; and (c) a direct entrance from the adjacent public sidewalk or canal-frontage walkway.
- G. **Dedicated Commercial:** A ground floor building condition that satisfies all of the physical requirements of Commercial Ready, as defined herein, and that is further required to be occupied by an active, non-residential commercial use.
- H. **Development Review Committee (DRC):** The multi-department committee of City of Mansfield staff responsible for administrative review and approval of development applications within this PD.
- I. **Façade:** The building elevation(s) facing or oriented toward a public or private street, excluding alleyways.
- J. **Landscaping:** Any of the following: plants, including, but not limited to, grass, vines, groundcover, trees, shrubs, flowers, mulch and bulbs, rocks, landscape



edging, hardscape, water features, berms, irrigation systems and related improvements and materials.

- K. Live-Work Unit:** A residential dwelling unit and a business use combined within the same interior space.
- L. Local Street:** The streets segments that are identified as local streets in the Regulating Plan (**Exhibit B**).
- M. Loft:** A residential unit designed with high ceilings, open plans, and large windows located above street level commercial space.
- N. Masonry:** Materials including brick, natural or manufactured stone, structural clay tile, rock, granite, marble, architectural concrete block, stucco, or a combination of these materials.
- O. Mixed-Use Building or Structure:** A building or structure in which at least one of the upper floors of the building or structure has residential uses (live-work units or Lofts) with retail or office uses on other levels.
- P. Mixed Use Development:** A lot or development containing primary uses from more than one of the use groups under which the individual uses are organized in Section 5(C) (Table 1 - Permitted Use Table) herein.
- Q. Owner:** Each and every person or entity who is a record owner of a fee simple interest or an undivided fee simple interest in a parcel of land within this PD. If such parcel is subject to a condominium or other multi-ownership regime, the owners' association representing such multi-ownership regime, and not individual unit owners, shall be deemed the owner thereof.
- R. Open Space:** Open spaces may include but shall not be limited to trails, amenities, recreational facilities, parks, Pocket Parks, Preserves, greenspaces, creeks, retention facilities, common areas, water features, canals, ponds, boardwalks, pocket parks, children's play areas, plazas, Squares, linear parks, environmental preserves, publicly accessible private open spaces, and similar facilities including open space as depicted in the Regulating Plan (**Exhibit B**).
- S. Primary Entrance:** The principal pedestrian entrance to a building, distinguished from secondary entrances by its location, design, scale, architectural treatment, or signage, and providing access from an adjacent public or private sidewalk, walkway, plaza, parking area, street, or other pedestrian circulation area.
- T. Primary Façade:** The building face fronting a dedicated public or private street, canal promenade, or publicly accessible pedestrian way that serves as the principal customer/pedestrian approach to the tenant space. For corner tenants,

the facade facing the higher-order street (arterial or collector) is the primary facade. All facades facing the canal shall be treated as a primary façade.

- U. Primary Street:** The streets segments that are identified as primary streets on the Regulating Plan (**Exhibit B**).
- V. Public or Civic Building:** Buildings used for active government or related functions, including public administration, libraries, community centers, and public safety functions.
- W. Secondary Façade:** Any building face other than the primary facade that fronts a street, alley, parking area, or internal circulation drive. Corner tenants may have one secondary facade on the lower-order street.
- X. Secondary Street:** The streets segments that are identified as secondary streets in the Regulating Plan.
- Y. Shared Parking:** One or more parking facilities shared by multiple uses.
- Z. Street Frontage, Canal Frontage or Frontage:** The length of property along a public or private street or canal parkway.
- AA. Streetscape:** The area between the building and edge of the vehicular or parking lanes. The principal streetscape components are curbs, sidewalks, street trees, tree planters, bicycle racks, litter containers, benches, and street lights. Treatments may also include a range of provisions such as paving materials, street/ pedestrian/ wayfinding signs, media boxes, parking meters, utility boxes, public art, water features, bollards, informational signage and other elements.
- BB. Zoning Ordinance:** The Mansfield Zoning Ordinance No. 671 passed by the City of Mansfield on April 15, 1986, as amended through date this PD District was approved by the City Council of Mansfield and as in effect as of the effective date of this PD District.

3. The Regulating Plan

A. Regulating Plan (**Exhibit B**)

The Property shall be developed and used in general conformance with the Regulating Plan attached hereto as **Exhibit B**. The Regulating Plan is comprised of:

1. **Sub-Districts.** Sub-Districts provide the neighborhood development patterns, the general development character and the use of property within such areas.
2. **Streets.** Public and private streets are designated on the Regulating Plan as “Primary Streets”, “Secondary Streets”, and “Local Streets” and, subject to modification as set forth herein, shall be placed in the general location shown on the Regulating Plan. Additional developer-driven public and private streets may be needed to ensure connectivity and comply with block size requirements.
3. **Water Features and Open Space.** The general location of the water features and Open Space are depicted on the Regulating Plan.

4. **Building Frontage Requirements.** Buildings located on “Primary Building Frontage” as generally depicted on the Regulating Plan shall require (i) a minimum of 75% Building Frontage and (ii) Dedicated Commercial ground level.

B. Deviations to the Regulating Plan

1. **Minor Deviations.** The City shall permit Minor Deviations to the Regulating Plan and such deviations shall include, but are not limited to, the following:
 - i. **Street Modifications.** Street alignments depicted on the Regulating Plan may be relocated up to two hundred (200) feet from the location shown on the Regulating Plan, provided that required street connections, spacing requirements, and block length standards are maintained, with the exception of the Secondary Street that divides the Broad Street Sub-District and Canals Sub-District, which may move up to six hundred fifty (650) feet so long as it maintains a minimum distance of two hundred (200) feet from the Canal parkway.
 - ii. **Sub-District Modifications.** Sub-District boundaries may shift in size and location to correspond with the relocation of streets or other modifications permitted under these Development Regulations.
 - iii. Any modification to a street location, alignment, configuration, or cross-section shown on the Regulating Plan (**Exhibit B**) that is required or necessitated by federal, state, county, municipal, utility, or other governmental action.
 - iv. **Street Continuity Flexibility.** Streets not directly affected by the relocation or removal of another street may remain as shown on the Regulating Plan; however, modifications may be made where necessary to address environmental constraints, utility conflicts, engineering requirements, topographic conditions, or similar site-specific circumstances; and
 - v. **Open space adjustment.** The size, configuration, and location of Open Space areas may be modified from that shown on the Regulating Plan, provided that the Minimum Open Space Requirement of the PD District continues to be satisfied.

4. Administration

A. Applicability

The requirements herein shall be used to review site plans for development in this PD.

B. Conflicting Regulations

Development and use of the Property shall be subject to this PD and the Zoning Ordinance. In the event of any conflict or inconsistency between this PD and its

exhibits and the Zoning Ordinance, the terms and provisions of this PD and any exhibits attached to this PD shall control. In the event of a conflict between the text and the graphic images, the text shall control.

C. Simultaneous Submittal

A preliminary plat and site plan submittal may be submitted for simultaneous review and approval.

D. Site Plan Application Requirements

1. The site plan is a detailed plan of the public and private improvements to be constructed. The purpose of the plan is to ensure compliance with the PD and all applicable development regulations and any previously approved, valid plans affecting development of the property, coordinate and document the design of public and private improvements to be constructed, and coordinate the subdivision of land.
2. Applicability. An approved, valid site plan shall be required prior to the approval of any building permit for the applicable phase of development.
3. General Application. The property Owner(s) or developer shall apply for the approval of a site plan. Site plans may be approved for separate areas or phases of the Property as it develops (e.g., a development site plan is not required to include the entirety of the Property).
4. Standards and Procedures for Approval. Where application for site plan approval is made for development within the PD, the DRC shall approve the application administratively if it meets the criteria listed in this Section D(4). At the request of an applicant, the DRC is authorized to modify specifications of the development standards, street framework design standards, architecture and building standards, streetscape and Open Space, parking standards, service and equipment areas, fencing and sign standards or any other provision or exhibit in this PD upon finding that the request is consistent with the overall intent of the PD. The applicant may appeal a decision of the DRC to the City Manager by filing a Notice of Appeal with the Office of the Director within fifteen (15) days following the date the DRC notifies the applicant of his or her action. The City Manager may approve, conditionally approve, or deny a site plan based upon the criteria listed below:
 - i. Compliance with the regulations set forth in this PD; and
 - ii. Compliance with applicable City Ordinances except as amended or modified herein by this PD, the exhibits attached hereto and any previously approved, valid plans.
5. Appeals. The decision of the City Manager to approve or deny a site plan shall be final and binding unless an appeal of the decision is made to the City Council. The applicant may appeal the decision of the City Manager

with regard to a site plan by filing a Notice of Appeal with the office of the DRC no later than fifteen (15) days after the date on which the City Manager notifies the applicant of its decision. Such notification may take place by means of an oral ruling by the City Manager at a public meeting. The Notice of Appeal shall set forth in clear and concise fashion the basis for the appeal. The City Council shall consider the appeal at a public meeting no later than forty-five (45) days after the date on which the Notice of Appeal is filed. The City Council may affirm, modify, or reverse the decision of the City Manager based on the criteria listed in this Section D(4) above and may, where appropriate, remand the site plan to the City Manager for further proceedings consistent with the City Council's decision.

6. Effect. Approval of a site plan will allow the developer to apply for approval of engineering plans, landscaping plans and building permits. So long as the site plan remains valid, the city shall not apply any additional requirements concerning building placement, streets, drives, or parking. Site plan approval is separate and distinct from other permits and approvals as may be required by the city and other regulatory agencies.
7. Amendment. At any time following the approval of site plan, the Owner(s) or developers may request an amendment. Amendments shall be classified as major and minor. Minor amendments shall include corrections of distances and dimensions; adjustments of building configuration and placement; changes in use of buildings so long as such uses are allowed in the PD; realignment of drives and aisles; changes to layout of parking; adjustments to Open Space, landscaping, and screening; changes to utilities and service locations; adjustments of alignment of Primary, Secondary and Local Roads; adjustments to Sub-District boundaries; changes to Block size or lengths and other development aspects which do not substantially change the original plan. If the original site plan was approved administratively or the amendment constitutes a minor amendment, the DRC shall approve the amendment administratively. All other amendments shall be considered major amendments and shall be referred to the City Manager.

5. Permitted Uses by Sub-District

A. General

This Section establishes permitted uses within each Sub-District through broad use categories. A use not listed in Table 1 may be authorized by the Development Review Committee (DRC) upon written findings that the proposed use is: (i) substantially similar in character, intensity, and impact to a listed permitted use category; and (ii) not enumerated in the Prohibited Uses in Section 5.D. All uses are subject to the Sub-District Development Standards in Section 6, applicable City

of Mansfield licensing requirements, and applicable state licensing requirements including, for alcoholic beverage-related uses, the Texas Alcoholic Beverage Commission (TABC).

B. Sub-District Use Descriptions

Canals. The Canals Sub-District is the mixed-use urban core of the PD, organized around the canal and bay water features. The Sub-District supports a broad mix of retail, restaurant, entertainment, office, and residential uses intended to generate pedestrian activity throughout the day and evening.

Neighborhood. The Neighborhood Sub-District is primarily residential. Neighborhood-serving retail, restaurant, and personal service uses are permitted at the ground floor of mixed-use buildings along Primary Streets. The Sub-District is not intended to serve as a regional retail or entertainment destination.

Broad Street. The Broad Street Sub-District provides neighborhood-serving and community-scale commercial uses that complement The Reserve at Mansfield and serve the broader area.

Employment. The Employment Sub-District provides a professional office and employment environment. Supporting retail, restaurant, hotel, service, and entertainment uses serving the daytime employment population are permitted. Residential uses are not permitted.

C. Permitted Uses

P = Permitted by right P/C = Permitted with Conditions

Table 1 – Permitted Use Table

USE CATEGORY	CANALS	NEIGHBORHOOD	BROAD STREET	EMPLOYMENT
RETAIL & SERVICE				
Retail, General Merchandise & Specialty Goods	P	P	P	P
Personal Service (salon, tailor, alterations, dry cleaning drop-off)	P	P	P	P
Health & Beauty (spa, nail salon, massage therapy)	P	P	P	P
Financial Services — no drive-through (bank, credit union, investment office)	P	P	P	P
Pet Grooming & Veterinary Office	P	P	P	P
Art, Antique & Collectibles	P	P	P	P
FOOD & BEVERAGE				

USE CATEGORY	CANALS	NEIGHBORHOOD	BROAD STREET	EMPLOYMENT
Restaurant & Eating Establishment	P	P	P	P
Bar, Tavern & Cocktail Lounge	P	P	P	P
Brewery, Distillery & Winery (with on-site tasting room)	P	—	P	P
Food Hall & Market Hall	P	—	P	P
Outdoor Dining (accessory to eating or drinking establishment)	P	P	P	P
OFFICE & PROFESSIONAL SERVICES				
Office, Professional & Administrative	P	P	P	P
Co-Working & Flex Office	P	P	P	P
Medical, Dental & Health Practitioner Office	P	P	P	P
Medical or Dental Laboratory	P	P	P	P
Scientific & Research Laboratory	P	—	—	P
FITNESS & WELLNESS				
Fitness Center, Gym, Yoga / Pilates / Dance Studio	P	P	P	P
ENTERTAINMENT & AMUSEMENT (INDOOR)				
Art Gallery, Artist Studio & Cultural Facility	P	P	P	P
Cinema & Movie Theater	P	—	P	P
Event Venue & Banquet Hall	P	P	P	P
Indoor Amusement & Entertainment (bowling, axe-throwing, escape rooms, simulator golf, climbing)	P/C ¹	P/C ¹	P/C ¹	P/C ¹
HOTEL & LODGING				
Hotel	P	—	—	P
RESIDENTIAL				
Apartment (Multifamily Residential)	P/C ²	P/C ²	—	—
Townhome & Attached Single-Family Residential	—	P	—	—
Age-Restricted Senior Living (55+)	--	P/C ³	—	—
CIVIC & INSTITUTIONAL				
Civic Use & Community Center	P	P	P	P
Day Nursery & Child Care Center	P	P	P	P
Private School, Trade or Professional School	P	P	P	P
Place of Worship & Religious Assembly	P	P	P	P
Government, Public Safety & Public Utility Building	P	P	P	P
TEMPORARY & ACCESSORY				
Temporary Kiosk / Pop-Up Vendor (per §6)	P	—	—	—

USE CATEGORY	CANALS	NEIGHBORHOOD	BROAD STREET	EMPLOYMENT
Outdoor Market & Farmers Market (temporary, ≤14 days)	P	P	P	P

Conditions:

¹ **Indoor Amusement & Entertainment:** DRC-approved site plan conditions shall address: (a) hours of operation; (b) minimum acoustic separation between entertainment spaces and any adjacent or vertically adjacent residential uses; and (c) minimum separation distance from any residential building entrance.

² **Apartment (Multifamily Residential):** Subject to the applicable Sub-District Development Standards in §6, including minimum building height, parking structure requirements, ground floor frontage, Building Frontage percentages, and canal setback and grade standards.

³ **Age-Restricted Senior Living:** DRC-approved site plan conditions shall address: (a) minimum resident age of fifty-five (55) years; (b) maximum of four hundred (400) total units per project; and (c) maximum percentage of memory care or skilled nursing units as a share of total units.

D. Prohibited Uses

The following uses are not permitted in any Sub-District:

1. Tobacco, cigar, e-cigarette, or vaping specialty retail store
2. Automobile or vehicle sales (new or used), service, repair, body work, or fuel dispensing, and any standalone automotive parts retail store
3. Tattoo parlor or body piercing studio
4. Adult entertainment establishment
5. Bail bond services
6. Check cashing, payday lending, or vehicle title lending establishment
7. Pawn shop
8. Oil, gas, or mineral extraction, drilling, or production operation
9. Self-storage facility or public storage warehouse accessible to customers
10. Drive-through restaurant or service facility
11. Any use that generates noxious mechanical noise, vibration, odor, smoke, or other nuisance conditions beyond the property boundary

6. Sub-District Development Standards

BROAD STREET SUB-DISTRICT	
BUILDING PLACEMENT	
Setbacks	Minimum 80 ft from East Broad Street ROW. Architectural features (stoops, awnings, balconies, canopies, eaves, bay windows, pilasters, etc.) may encroach up to 5 ft into setback.
SITE CONTROLS	
Lot Coverage	Maximum 60%
Block Length	Maximum 1,000 ft

BUILDING HEIGHT & MASSING	
Height	Minimum 27 ft; no maximum
Corner Treatment	Buildings shall reinforce a strong and pronounced corner condition at street intersections.
Building Articulation	Massing changes and architectural articulation such as storefronts, arcades, display windows, entry areas, and awnings should be used to provide visual interest and texture to avoid oversimplified one-dimensional facades and to reduce the perceived scale of the building and approaching a more human scale.
Roof Line Articulation	Variations in roof lines shall be used to add interest and reduce the scale of large buildings. Roof features shall complement the character of the overall development and shall have at least one of the following features: 1. Parapets concealing flat roofs and rooftop equipment from view. The average height shall not exceed fifteen (15) percent of the height of the supporting wall. Parapets shall feature three dimensional cornice treatment. 2. Overhanging eaves, extending no less than three (3) feet past the supporting walls 3. Supporting roofs that do not exceed the average height of the supporting walls with an average slope no greater than 3:1 slope. 4. Exposed end gable conditions. 5. Roof dormers interrupting the eave line.
EXTERIOR MATERIALS	
Primary Facade Materials	Primary Facades shall be constructed of at least seventy-five (75) percent Masonry materials.
Secondary Facades	All facades of a building which are visible from adjoining properties and/or streets should feature design characteristics similar to the front façade.
Entries	Entryway design elements shall create a focal point for the building façade and a sense of orientation. Each building on the site shall have clearly defined, highly visible customer entrances featuring no less than three of the following elements: • Overhangs • Canopies or Porticos • Recesses/Projections • Arcades • Raised corniced parapets over the entrance • Peaked roof forms • Arches • Outdoor patios • Display windows • Integral planters that incorporate landscaped areas or seating areas
Attachments	All service and aesthetic attachments to buildings must be designed to complement the buildings they serve in terms of their color and/or material. This includes such items as railings, walls, conduits, ladders, stack pipes, drain spouts, etc.
Canopies, Arcades, & Overhangs	Structural awnings and canopies are encouraged at the ground level to enhance articulation of the building volumes. The material of awnings and canopies shall be architectural materials that complement the building and address the following: • Fabric awnings are only allowed on upper levels. • Awnings should not be internally illuminated. • Awnings should not extend more than six (6) feet over the sidewalk. • Canopies should not exceed seventy (70) feet without a break. • Canopies should respect the placement of street trees and lighting.

CANAL SUB-DISTRICT	
BUILDING PLACEMENT	
Build-to Zone	Primary Streets: 5.5–12.5 ft Build-to-Zone from street ROW Secondary Streets: 5.5–12.5 ft Build-to-Zone from street ROW Local Streets: 18–25 ft Build-to-Zone from back of curb Canal Parkway: 0–10 ft Build-to-Zone from canal parkway ROW Broad St & Matlock Rd: 80 ft minimum setback from street ROW
SITE CONTROLS	
Lot Coverage	Maximum 80%
Block Length	Maximum 600 ft
Kiosks and Vendor Structures	Temporary kiosks (mobile or modular vendor structures) are permitted in the Canal Sub-District without requiring a site plan amendment for periods not to exceed one hundred eighty (180) days per calendar year, subject to design standards approval by the DRC. Permanent kiosks (structures not exceeding 400 square feet in floor area) are permitted as an accessory use by right, subject to compliance with the architectural and design standards of this PD.
BUILDING HEIGHT & MASSING	
Height	Retail, restaurant and entertainment uses must be built to a minimum of 27 ft height. Ground level retail with one story of liner office shall be permitted, and all other uses shall be a minimum of three (3) stories.
Corner Treatment	Buildings shall reinforce a strong and pronounced corner condition at street intersections.
Building Articulation	Massing changes and architectural articulation such as storefronts, arcades, display windows, entry areas, and awnings should be used to provide visual interest and texture to avoid oversimplified one-dimensional facades and to reduce the perceived scale of the building and approaching a more human scale. A continuous building block face shall not extend more than 300 feet without a minimum break of 10 feet by 5 feet deep.
Roof Line Articulation	Variations in roof lines should be used to add interest and reduce the scale of large buildings. Roof features should complement the character of the overall development and shall have at least one of the following features: 1. Parapets concealing flat roofs and rooftop equipment from view. The average height shall not exceed fifteen (15) percent of the height of the supporting wall. Parapets shall feature three dimensional cornice treatment. 2. Overhanging eaves, extending no less than three (3) feet past the supporting walls 3. Supporting roofs that do not exceed the average height of the supporting walls with an average slope no greater than 3:1 slope. 4. Exposed end gable conditions. 5. Roof dormers interrupting the eave line.
Roof Pitch	Section 155.099(2)(a) of the Zoning Ordinance does not apply to townhomes, brownstones or multifamily.
CANAL FRONTAGE STANDARDS	
Canal Architecture	Canal-facing building facades shall meet primary facade architectural standards
Ground Floor Activation	Non-residential uses shall be Dedicated Commercial and must be designed with a featured entry that connects to the canal parkway with a maximum grade

	differential of four (4) feet and a minimum of one (1) entrance must meet ADA accessibility standards per building. Residential Uses shall be designed with a ground floor at canal level with a minimum of 25% Commercial Ready space, which may be programmed with residential amenities such as a club room or fitness center, with a featured entry connecting to the canal parkway at grade. The remaining frontage may be programmed with outdoor amenity space or units with porches, stoops or yards with direct connections to the canal parkway.
Balconies & Terraces	Balconies are required on all canal-facing residential units above ground floor. Non-residential canal-facing buildings are encouraged to integrate programmed rooftop space and terraces above the ground floor.
EXTERIOR MATERIALS	
Primary Facade Materials	Primary Facades shall be constructed of at least seventy-five (75) percent Masonry materials.
Secondary Facades	All facades of a building which are visible from adjoining properties and/or streets should feature design characteristics similar to the front façade.
Entries	Entryway design elements should create a focal point for the building façade and a sense of orientation. Each building on the site should have clearly defined, highly visible customer entrances featuring no less than three of the following elements: • Overhangs • Canopies or Porticos • Recesses/Projections • Arcades • Raised corniced parapets over the entrance • Peaked roof forms • Arches • Outdoor patios • Display windows • Integral planters that incorporate landscaped areas or seating areas
Accent Features	The following accent features add detail and are encouraged: • Overhang eaves • Pilasters • Cornices • String courses • Window sills • Lintels • Rustication
RESIDENTIAL	
Apartment Projects	Maximum Three (3) Apartment Projects shall be permitted in the Canal Sub-District
Apartment Standards	Apartments shall be built to a minimum height of four (4) stories. Parking in the Canal Sub-District shall be primarily in a parking structure, with a minimum of 90% required parking spaces in a garage. Notwithstanding the foregoing, surface parking is permitted on Projects with less than 100 feet of canal frontage.
Phasing / CO Triggers	A certificate of occupancy for the first Apartment Project in the Canal Sub-District shall not be issued until City Acceptance of the canal and bay. A certificate of occupancy for any or both of the two remaining Apartment Projects may be issued upon satisfaction of any of the following milestones: • A certificate of occupancy has been issued for a grocery store containing a minimum of 20,000 square feet on an adjacent tract; • Certificates of occupancy have been issued for a cumulative total of at least 100,000 square feet of non-residential development within the Canal Sub-District;

	• Certificates of occupancy have been issued for a cumulative total of at least 200,000 square feet of non-residential development within the PD District; or • Certificates of occupancy have been issued on a minimum 60% of the developable parcels within the PD.
Ground Floor	Entrance directly from adjacent sidewalk required. Stoops, porches, or equivalent pedestrian-scale features required.
Minimum Unit Sizes	Studio / Efficiency: 550 sf minimum 1 Bedroom: 650 sf minimum 2 Bedroom: 900 sf minimum 3 Bedroom*: 1,100 sf minimum Townhouse: 1,200 sf minimum *A maximum of 5% of units in any Apartment Project shall be 3 bedroom units.
Building Frontage	Minimum residential Building Frontage shall be as follows: • Primary Streets: 70% • Canal Parkway: 70% • Secondary Streets: 60% • Local Roads: 60%

NEIGHBORHOOD SUB-DISTRICT	
BUILDING PLACEMENT	
Build-to Zone	Primary Streets: 5.5–12.5 ft Build-to-Zone from street ROW Secondary Streets: 5.5–12.5 ft Build-to-Zone from street ROW Local Streets: 18–25 ft Build-to-Zone from back of curb
SITE CONTROLS	
Lot Coverage	Maximum 65%
Block Length	Maximum 600 ft
BUILDING HEIGHT & MASSING	
Height	Retail, restaurant and entertainment uses must be built to a minimum of 27 ft height. Ground level retail with one story of liner office shall be permitted, and all other uses shall be a minimum of three (3) stories.
Corner Treatment	Buildings shall reinforce a strong and pronounced corner condition at street intersections.
Building Articulation	Massing changes and architectural articulation such as storefronts, arcades, display windows, entry areas, and awnings shall be used to provide visual interest and texture to avoid oversimplified one-dimensional facades and to reduce the perceived scale of the building and approaching a more human scale.
Roof Line Articulation	Variations in roof lines shall be used to add interest and reduce the scale of large buildings. Roof features should complement the character of the overall development and shall have at least one of the following features: 1. Parapets concealing flat roofs and rooftop equipment from view. The average height shall not exceed fifteen (15) percent of the height of the supporting wall. Parapets shall feature three dimensional cornice treatment. 2. Overhanging eaves, extending no less than three (3) feet past the supporting walls

	3. Supporting roofs that do not exceed the average height of the supporting walls with an average slope no greater than 3:1 slope. 4. Exposed end gable conditions. 5. Roof dormers interrupting the eave line.
Roof Pitch	Section 155.099(2)(a) of the Zoning Ordinance does not apply to townhomes, brownstones or multifamily.
EXTERIOR MATERIALS	
Primary Facade Materials (up to and including the third floor)	Primary Facades up to and including the third floor shall be constructed of at least seventy-five (75) percent Masonry materials.
Primary Facade Materials (fourth story and above)	Primary facades facing or oriented toward a public or private street shall comply with the material and percentage requirements defined above; with the addition of EIFS and natural stucco products as allowable materials above the third floor.
Secondary Facades	All facades of a building which are visible from adjoining properties and/or streets should feature design characteristics similar to the front façade.
Entries	Entryway design elements shall create a focal point for the building façade and a sense of orientation. Each building on the site shall have clearly defined, highly visible customer entrances featuring no less than three of the following elements: • Overhangs • Canopies or Porticos • Recesses/Projections • Arcades • Raised corniced parapets over the entrance • Peaked roof forms • Arches • Outdoor patios • Display windows Integral planters that incorporate landscaped areas or seating areas
Accent Features	The following accent features add detail and are encouraged: • Overhang eaves • Pilasters • Cornices • String courses • Window sills • Lintels Rustication
RESIDENTIAL	
Apartment Projects	Maximum Three (3) Apartment Projects shall be permitted in the Neighborhood Sub-District
Apartment Standards	Apartments shall be built to a minimum height of four (4) stories. Two (2) Apartment Projects may be built primarily with surface parking, in which tuck under garages and covered parking spaces are encouraged
Townhome/Brownstone Standards	Townhomes must be a minimum of two (2) stories with two-car garages on the rear facing an alley. Mews streets are encouraged where lots front to Open Space. Any lots that face Secondary Streets shall be built to a minimum of three (3) stories. All townhouse units with ground-floor frontage along a public or private street shall include a stoop or covered front porch. Minimum stoop dimensions: four (4) feet deep by six (6) feet wide. The finished floor elevation of the stoop shall be no less than twelve (12) inches above the adjacent sidewalk grade. Porch covers or stoops shall be constructed of materials consistent with the primary facade.

Phasing / CO Triggers	The first Apartment Project may be developed without restriction. A certificate of occupancy for any or all of the remaining Apartment Projects may be issued upon satisfaction of any of the following milestones: • A certificate of occupancy has been issued for a grocery store containing at least 20,000 sf of gross floor area. Notwithstanding the foregoing, satisfaction of this requirement shall permit the issuance of a certificate of occupancy for only one additional Apartment Project between the Canal and Neighborhood Sub-Districts. • A certificate of occupancy has been issued for cumulative 100,000 sf of non-residential development within the PD; or • Certificates of occupancy have been issued on a minimum 60% of the developable parcels within the PD.
Ground Floor	Entrance directly from adjacent sidewalk is required on all street facing facades. Stoops, porches, or equivalent pedestrian-scale features are required. Tuck under parking garages must be internal to the site and hidden from views from surrounding streets.
Minimum Unit Sizes	Studio / Efficiency: 550 sf minimum 1 Bedroom: 650 sf minimum 2 Bedroom: 900 sf minimum 3 Bedroom*: 1,100 sf minimum Townhouse: 1,200 sf minimum *A maximum of 5% of units in any Apartment Project are permitted to be 3-bedroom units.
Building Frontage	Minimum residential Building Frontage shall be 70% along Primary Streets and 60% along Secondary Streets and Local Streets.

EMPLOYMENT SUB-DISTRICT	
BUILDING PLACEMENT	
Build-to Zone	Primary Streets: 5.5-12.5 ft Build-to-Zone from street ROW Secondary Streets: 5.5-12.5 ft Build-to-Zone from street ROW Local Streets: 18-25 ft Build-to-Zone from back of curb Matlock Rd / Heritage Pkwy: 25 ft minimum setback from street ROW
SITE CONTROLS	
Lot Coverage	Maximum 70%
Block Length	Maximum 600 ft
BUILDING HEIGHT & MASSING	
Height	Retail, restaurant and entertainment uses must be built to a minimum of 27 ft height. Ground level retail with one story of liner office shall be permitted, and all other uses shall be a minimum of three (3) stories.
Corner Treatment	Buildings shall reinforce a strong and pronounced corner condition at street intersections.
Building Articulation	Massing changes and architectural articulation such as storefronts, arcades, display windows, entry areas, and awnings should be used to provide visual interest and texture to avoid oversimplified one-dimensional facades and to reduce the perceived scale of the building and approaching a more human scale.

Roof Line Articulation	Variations in roof lines shall be used to add interest and reduce the scale of large buildings. Roof features shall complement the character of the overall development and shall have at least one of the following features: 1. Parapets concealing flat roofs and rooftop equipment from view. The average height shall not exceed fifteen (15) percent of the height of the supporting wall. Parapets shall feature three dimensional cornice treatment. 2. Overhanging eaves, extending no less than three (3) feet past the supporting walls 3. Supporting roofs that do not exceed the average height of the supporting walls with an average slope no greater than 3:1 slope. 4. Exposed end gable conditions. 5. Roof dormers interrupting the eave line.
EXTERIOR MATERIALS	
Primary Facade Materials (up to and including the third floor)	Primary Facades up to and including the third floor shall be constructed of at least seventy-five (75) percent Masonry materials.
Primary Facade Materials (fourth story and above)	Primary Facades facing or oriented toward a public or private street shall comply with the material and percentage requirements defined above; with the addition of EIFS and natural stucco products as allowable materials above the third floor.
Secondary Facades	All facades of a building which are visible from adjoining properties and/or streets should feature design characteristics similar to the front façade.
Entries	Entryway design elements shall create a focal point for the building façade and a sense of orientation. Each building on the site shall have clearly defined, highly visible customer entrances featuring no less than three of the following elements: • Overhangs • Canopies or Porticos • Recesses/Projections • Arcades • Raised corniced parapets over the entrance • Peaked roof forms • Arches • Outdoor patios • Display windows Integral planters that incorporate landscaped areas or seating areas
Accent Features	The following accent features add detail and are encouraged: • Overhang eaves • Pilasters • Cornices • String courses • Window sills • Lintels Rustication

7. Street Framework

A. Streets

1. There are three categories of proposed street framework - Primary Streets, Secondary Streets and Local Streets - as depicted on the Regulating Plan hereto attached as **Exhibit B**. The location of streets shown is approximate. Precise location shall be determined at the time of site plan approval.

- i. **Primary Street.** Primary Streets are public streets that serve vehicular and pedestrian users with no fewer than two lanes, parkways (landscape zone and sidewalk), and optional parallel or angled parking. The intent of the Primary Streets are to serve ground level retail or commercial uses and no ground level residential shall be allowed. Pedestrian Clear Zones along Primary Streets that contain Primary Building Frontage shall be a minimum of 8' wide for the entire length of such Primary Street. Pedestrian Clear Zones along Primary Streets that do not contain Primary Building Frontage shall be a minimum of 6'.
 - ii. **Secondary Street.** Secondary Streets are public streets that serve vehicular and pedestrian users with no fewer than two lanes, parkways (landscape zone and sidewalk), and optional parallel or angled parking. Secondary Streets are intended to serve a variety of ground level uses. Pedestrian Clear Zones along Secondary Streets shall be a minimum of 6' wide.
 - iii. **Local Streets.** Local Streets are private streets that serve vehicular and pedestrian users with no fewer than two lanes and optional parallel or angled parking. The location of Local Streets shall be determined at the time of site plan approval, and may divert from suggested alignments as depicted in the Regulating Plan. Sidewalks are encouraged, but not required, so long as defined pedestrian paths are provided to adjacent Primary Streets, Secondary Streets or Open Space.
2. Lots need not have frontage on a public street if a different configuration has been approved as part of the site plan approval process pursuant to Section 4(D) of this PD.

B. Street Sections

1. The street sections are attached as **Exhibit D**. Streets may be modified as provided in Section 3(B) of this PD. Additional modifications to the Street Sections may be approved by the DRC.

8. Streetscape, Canal Parkway and Open Space

A. Parkway Street Trees

1. Except along Heritage Parkway, East Broad Street and Regency Parkway, parkway street trees shall be planted at an average of forty (40) feet on-center across each block face, excluding driveways, visibility triangles or other areas restricting planting of trees, and three (3) feet from the back of curb. These trees shall have a minimum caliper of four (4) inches at installation, and shall not be closer than ten (10) feet from a street light or fire hydrant.

2. Street trees along arterials such as Heritage Parkway, Matlock Road or Broad Street shall be a row of staggered trees parallel to the arterial, with the trees planted at an average of forty (40) feet on-center across each block face. These trees shall have a minimum caliper of three-and-a-half (3.5) inches at installation, and shall not be closer than ten (10) feet from a street light or fire hydrant.
3. Street trees along the Canal Parkway shall be planted at an average of thirty-five (35) feet on-center on either side of the canal and bay. These trees shall have a minimum caliper of four (4) inches at installation, and shall not be closer than ten (10) feet from a street light or fire hydrant.
4. Tree Planters. Except along Heritage Parkway, East Broad Street, and Matlock Road, street and canal parkway trees shall be centered within four (4) foot by ten (10) foot planters as leave-outs within the sidewalk in locations where street trees are integrated into hardscape.
5. All Parkway Street Trees shall be selected from the City's approved street tree species list as set forth in Chapter 155.092 of the Mansfield Zoning Ordinance. Species selections shall be approved by the DRC during site plan review.
6. Pedestrian Clear Zone. A continuous unobstructed pedestrian clear zone shall be provided on all block faces within the PD. Benches, bike racks, tree planters, trash receptacles, signage, and other amenities shall be located in the planting/amenity zone outside of the pedestrian clear zone.

B. Open Space Types

The provisions of adequate and appropriate Open Space areas add value to development and are encouraged in all development in the PD District. The Open Space provided should be appropriately designed and scaled in each of the PD District components. A minimum of twelve percent (12%) of the gross acreage of the PD District shall be dedicated to publicly accessible Open Space, inclusive of the canal and bay water features, the Canal Parkway, the Lake Park, the Entry Pond, plazas, and other Open Spaces shown on the Regulating Plan (such minimum Open Space acreage refers to Open Space within the aggregate, including all phases and all Open Space areas within an easement, retention areas and such minimum Open Space acreage is not required to be contiguous) (the "Minimum Open Space Requirement"). The Minimum Open Space Requirement may include retention ponds and areas, easements, including without limitation utility easements and/or water and/or wastewater easements so long as such easement(s) are incorporated into the Open Space. Certain Open Space areas that are part of any residential development may be amenitized with walking trails or otherwise enhanced or improved in any way to provide recreational or aesthetic value to the Property. Open Space may be provided for or reserved in phases that coincide with the development of the Property (i.e., the total Minimum Open Space Requirement is not required to be provided at one time or as part of one phase). For the avoidance of doubt, completion of any Open Space shall not be a

condition to plat approval or recordation, shall not be a condition to approval of any building permits or construction plans required to begin construction on the Property and shall not be a condition to acceptance of other public infrastructure within or related to the Property. Notwithstanding the foregoing, prior to issuance of the first certificate of occupancy for a multifamily development within the PD District, a minimum of ten percent (10%) of the acreage developed within the PD District as of the date of application for such certificate of occupancy shall be completed as Open Space.

No lot shall be greater than 600 ft from an Open Space. In addition to the Open Space as required by the Regulating Plan, the following Open Space options may be utilized to meet standards as set forth in this PD:

1. **Pocket Park:** Small open spaces serving a public purpose within more dense village-like development. Pocket parks may be located at street intersections and should be small in scale (600 – 2000 sq. ft.).
2. **Plaza or Square:** Open space set aside for civic purposes, with Landscaping consisting of paved walks, lawns, trees, and civic buildings. A square is bordered by streets and buildings and is intended as a central place for the community that accommodates a wide variety of formal and informal small gatherings. Plazas or squares may be located at a street intersection or at a focal point within the PD District and should be small in scale (8,000 sq. ft. – ½ acre).
3. **Preserve:** Open space that preserves or protects endangered species, a critical environmental feature, or other natural feature. Access to a preserve may be controlled to limit impacts on the environment. Development in a preserve is generally limited to trails, educational signs, and similar improvements. There is no minimum size for a Preserve.

The following criteria should be used to evaluate the merits of proposed Open Space in the PD District:

4. The extent to which pedestrian connectivity in the form of sidewalks, natural walking paths along water features has been addressed.
5. The extent to which a range of Open spaces have been provided to be contiguous with existing Open Space and to invite passive recreational uses from plazas and squares to playgrounds, parks and environmental preserves, appropriately organized within the Sub-District.

Section 155.066(l) of the Zoning Ordinance does not apply to the PD. Open Space shall be dedicated and accepted as a public park or public Open Space and will be maintained by the City.

C. Miscellaneous

1. Bicycle parking shall be provided at average intervals of six hundred (600) feet along all block faces, including Canal frontage, except along Matlock Road and Heritage Parkway and located at street light or building entry locations.
2. Litter containers shall be provided at average intervals of six hundred (600) feet along all block faces, including Canal frontage, except along Broad Street, Matlock Road or Heritage Parkway and located at street light or building entry locations.
3. Street benches shall be provided at average intervals of six hundred feet along all block faces, including Canal frontage, except along Broad Street, Matlock Road or Heritage Parkway. Street benches should be placed facing the sidewalk and curb, and parallel to the buildings. If necessary, these benches may be placed within a public access easement to ensure ongoing public access.
4. Pedestrian-oriented street lights shall be provided approximately four (4) feet from face of curb and Canal edge at average intervals of approximately ninety (90) feet along all block faces except along Broad Street, Matlock Road and Heritage Parkway. The light fixtures shall be mounted at a height of approximately ten (10) to twelve (12) feet from the finished grade of the sidewalk and shall be LED typical.
5. Notwithstanding Section 155.099(21)(c) of the Zoning Ordinance or any other ordinance or regulation establishing minimum distance separation requirements for establishments selling alcoholic beverages, such establishments shall be permitted within the PD District, including within 300 feet of a public or private hospital. Pursuant to the City's authority under Chapter 109 of the Texas Alcoholic Beverage Code, any establishment selling alcoholic beverages within 300 feet of a public or private hospital within the PD District shall be deemed compliant with the City's applicable distance separation requirements.

9. Parking Standards

A. Parking Requirements

Parking areas shall be sufficient to all parking needs for employees, company vehicles, customers and visitors and shall abide by the following standards:

Table 4 – Parking Requirements

<i>Use Type</i>	<i>Parking Requirement Minimums</i>
Apartments	1 space per bedroom
Office, Retail , Restaurants, Health Care	1 space per 250 sf

Hotel	1 space per hotel room
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B. Parking Standards

1. Subject to the approval of the DRC, a shared parking study may be used to reduce the minimum required parking spaces set forth by Mansfield standards. A parking study shall use independently collected empirical data or use data by an acceptable industry-standard resource.
2. Off-street parking requirements may be waived or reduced subject to a shared parking agreement or a coordinated parking plan approved by the DRC, subject to appeal to the City Manager.
3. On-Street Parking adjacent to a parcel may be counted towards the required parking.
4. Parking spaces for a particular use may be located on a different lot if a cross-parking agreement has been entered into, so long as such parking stalls are located within six hundred (600) feet of the lot they serve as measured along a sidewalk.
5. All surface parking lots that contain ten (10) or more parking spaces shall provide one (1) canopy tree for every ten (10) parking spaces. Planting areas for trees within parking rows shall be achieved (at a minimum) by nine (9) foot by eighteen (18) foot landscape islands placed at intervals which cause no more than fifteen (15) contiguous parking spaces to be located without a tree-island. Each island shall contain at least one (1) canopy tree and evergreen shrubs, and shall be designed so as not to interfere with the opening of car doors in adjacent spaces. In addition, plantings shall be situated around, along or adjacent to parking structures, low wing walls or screening walls. All required trees in this subsection shall have a minimum caliper of three (3) inches.
6. Surface parking lots shall be set the greater distance of 1) Ten (10) feet or 2) the face of the building in which it serves.

10. Warrants

- A. Design warrants. The DRC may approve warrants to any design requirements of this PD if the requested warrants meet the intent of this PD. The applicant may appeal a decision of the DRC to the City Manager by filing a Notice of Appeal within fifteen (15) days following the date the DRC notifies the applicant of their action. The City Manager may approve, conditionally approve, table or deny a warrant based on the same criteria.

11. Sign Standards

- A. Purpose. The purpose of this Section is to encourage creative, high-quality signage that reinforces the pedestrian character of the PD, identifies businesses at the human scale, and avoids visual clutter inconsistent with the design intent of a

walkable, mixed-use canal district. Signs within the PD shall be subordinate to the architecture of the buildings to which they are attached and shall contribute positively to the streetscape and public realm.

B. Administration. Signs meeting the standards of this Section shall not require City of Mansfield zoning review or a sign permit, except for Roof Signs and Gateway Monument Signs, which shall require DRC approval and a sign permit as noted below. All signs shall comply with the structural and electrical provisions of the applicable building code. Signs that do not conform to the standards of this Section shall be reviewed by the DRC pursuant to Section 4.

C. Prohibited Signs. The following sign types are prohibited throughout the PD:

1. Electronic message sign, electronic reader board, or any sign with changeable digital or LED copy
2. Pole-mounted sign or pylon sign
3. Rotating, animated, or flashing sign of any type
4. Portable sign, except A-Frame Sidewalk Signs as permitted in Section 11.D.6
5. Off-premises advertising sign identifying a business or product not located within the PD
6. Internally illuminated cabinet sign (box sign) with opaque or translucent plastic face
7. Free-standing identification monument sign located within the interior of the PD, other than Gateway Monument Signs at arterial entries designated in this Section.

D. Permitted Sign Types. The following sign types are permitted for commercial, office, retail, and food-and-beverage tenants in the Canals, Broad Street, and Employment Sub-Districts. In the Neighborhood Sub-District, only Wall Signs, Blade Signs, Window Signs, and Nameplate Signs are permitted for ground-floor commercial tenants in mixed-use buildings.

D.1 Wall Sign	
Quantity	One (1) per tenant per building facade fronting a Primary Street, Secondary Street, Local Street, or canal. Corner tenants may have one (1) wall sign per qualifying facade.
Max Height	Three (3) feet.
Max Length	Ninety percent (90%) of the tenant's storefront width.
Location	Installed between the top of the storefront transom and the bottom of the second-story windowsill.
Materials	Painted lettering, individual flush-mounted letters, or a flat panel applied parallel to the building face. Signage panel, lettering, and graphics shall be wood, metal, or materials that simulate wood or metal.

Illumination	Individual letters may be halo-illuminated or face-lit. Exposed raceways and conduit are prohibited.
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D.2 Blade Sign

Quantity	One (1) per first-floor tenant per qualifying building facade. Corner tenants may install one (1) blade sign per facade.
Max Area	Twelve (12) square feet per face. Blade signs shall be double-sided; only one face counted toward area.
Clearance	Minimum nine (9) feet above finished grade.
Projection	Maximum four (4) feet from the building facade.
Support	Support structure shall be decorative metal, engineered for local wind loads. No exposed conduit or wiring.
Illumination	May be internally illuminated, halo-illuminated, or lit by a gooseneck or stem-mounted fixture attached to the building or sign structure.

D.3 Window Sign

Quantity	One (1) per window. May be located on any floor.
Max Area	Twenty-five percent (25%) of the individual window area in which the sign is displayed.
Location	Signs shall be located on the interior of the window.
Materials	Applied directly to interior glazing, mounted inside the storefront, or rendered in neon or LED tubing.
Restrictions	Opaque signs applied to windows are prohibited. Hours of operation not exceeding two (2) square feet per window shall not be counted toward the window sign area allowance.

D.4 Awning Sign

Application	Permitted in conjunction with an awning meeting the building frontage standards of Section 6.
Valance	Lettering and graphics may be applied to the front panel (valance) of the awning, not exceeding eight (8) inches in vertical height.
Top Surface	Lettering and graphics may be printed or woven on the top sloped surface of the awning.
Illumination	Awnings with signage shall not be internally illuminated.
Relationship	An awning sign used in lieu of a wall sign counts as the permitted wall sign for that facade. An establishment may not have both an awning sign and a wall sign on the same facade.

D.5 Canopy Sign

Application	Permitted in conjunction with an architectural canopy meeting the standards of Section 6.
Location	Lettering and graphics are permitted on or above the front panel of canopies located over a main tenant entrance.
Illumination	Individual letters or graphics may be halo-illuminated or face-lit.

D.6 A-Frame Sidewalk Sign

Districts	Permitted in the Canals and Broad Street Sub-Districts only, for first-floor retail and restaurant tenants.
Quantity	One (1) per tenant.
Max Height	Three and one-half (3½) feet.
Max Width	Two and one-half (2½) feet.
Placement	A minimum four (4) foot clear pedestrian path shall be maintained on the adjacent sidewalk. Signs shall not be located within three (3) feet of a curb.
Hours	A-frame signs shall be removed and stored inside the tenant space during non-business hours.

D.7 Nameplate Sign

Quantity	One (1) per tenant.
Max Area	Two (2) square feet.
Location	Affixed to the building in proximity to the principal entrance or at a building directory panel.

D.8 Rear of Building Sign

Applicability	Permitted where a rear building facade faces a public alley, parking area, or pedestrian access route.
Quantity	One (1) per tenant.
Max Area	Twenty-four (24) square feet.
Types	Rear of building signs may be wall signs or window signs meeting the standards of Sections 11.D.1 and 11.D.3 respectively.
Restrictions	Rear of building signs shall only identify the tenant in the building or tenant space to which the sign is attached.

D.9 Mural

Districts	Permitted in the Canals and Broad Street Sub-Districts, subject to DRC approval.
DRC Review	The DRC shall review murals for design quality, compatibility with the surrounding built environment, and consistency with the design intent of the PD. Approved murals shall not require a sign permit.
Content	Murals shall not include commercial advertising, corporate logos, or product branding as the primary subject matter.
Area	A mural does not count toward the wall sign allowance for the building.

D.10 Roof Sign

Districts	Permitted in the Canals Sub-District only, on buildings of four (4) or more stories.
Permit	Roof signs require DRC approval and a City of Mansfield sign permit.
Quantity	One (1) per building.

Construction	Roof signs shall consist of individual letters or graphic elements mounted on or above the building parapet. Enclosed cabinet (box) signs are prohibited.
Max Height	Four (4) feet above the top of the parapet.
Illumination	May be internally illuminated (individual letters) or lit by external fixtures attached to the building facade or parapet.
Sign Area	A roof sign shall not count toward the wall sign allowance for the building.

D.11 Lamppost Banners

Quantity	Two (2) banner arms per lamppost; no limit on total lampposts within the PD.
Max Size	Two feet, six inches (2½ ft) wide by five (5) feet tall per banner panel.
Clearance	Minimum nine (9) feet above finished grade to bottom of lower banner arm.
Materials	Canvas, vinyl, or other durable outdoor banner fabric. Double-sided with similar imagery on both faces.
Content	Limited to project identification, seasonal messages, community events, and district programming. No individual tenant retail advertising.
Illumination	Lampposts may be lighted; banner panels shall not be separately illuminated.

D.12 Creative and Artistic Signs

Purpose	Provides a DRC approval pathway for high-quality, artistically designed signs not conforming to a listed sign type but consistent with the pedestrian and creative character of the PD.
Applicability	Any tenant or property owner may apply to the DRC for approval of a creative or artistic sign not otherwise permitted by this Section.
DRC Findings	The DRC shall approve upon written finding that: (a) the sign exhibits design quality consistent with the PD character; (b) the sign does not create visual clutter incompatible with the pedestrian environment; and (c) the sign does not include electronic changeable copy or LED animation prohibited by this Section.
Examples	Custom neon or LED art installations, sculptural lettering, illuminated artistic elements integrated into the building facade, murals with embedded identification elements, and other non-standard creative formats.
Sign Area	Creative and artistic signs shall not count toward the wall sign allowance unless the DRC determines the sign functions primarily as a business identification sign.

- E. Gateway and Entry Monument Signs.** Gateway monument signs are permitted at the following arterial entry locations into the PD, subject to DRC approval and a City of Mansfield sign permit:

1. Broad Street project entry
2. Matlock Road project entry
3. Heritage Parkway project entry

Gateway monument signs shall comply with the following standards:

Gateway Monument Sign Standards

Quantity	One (1) per approved entry location listed above.
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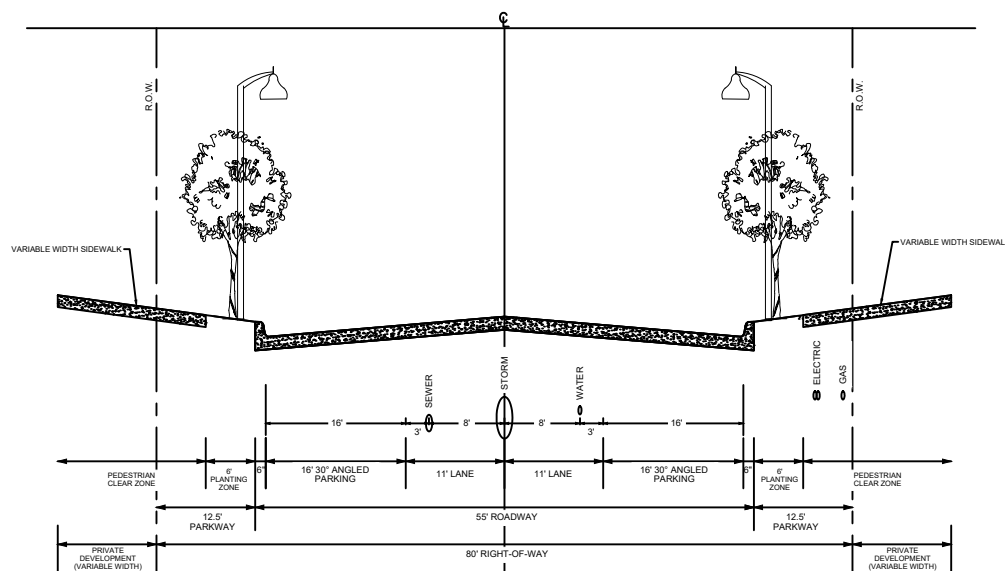
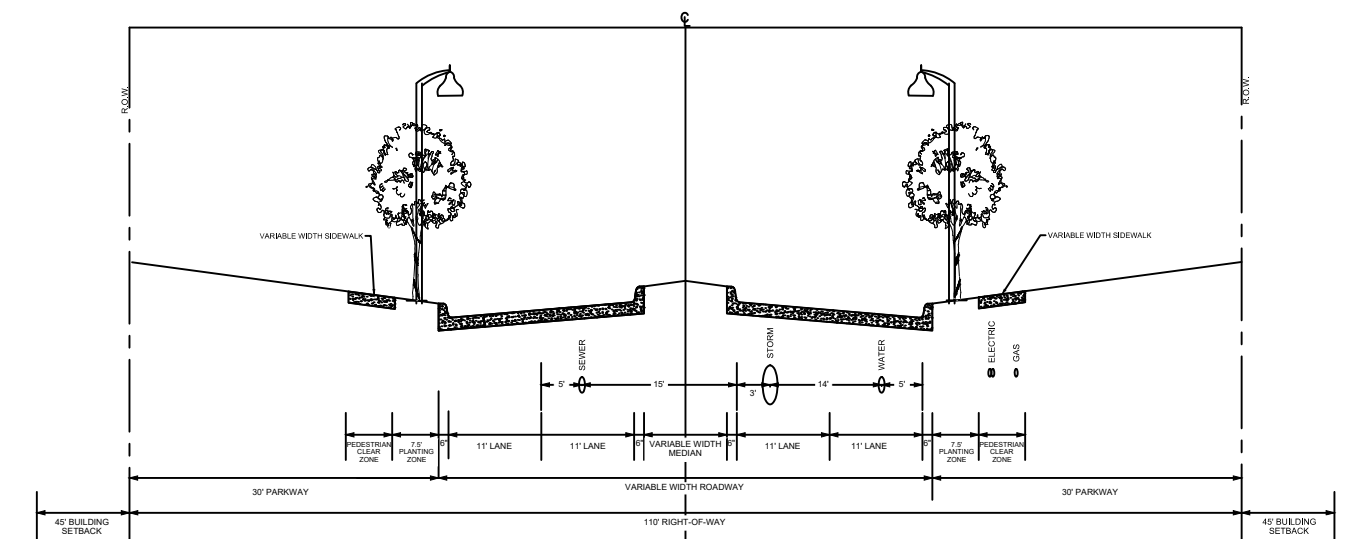
Max Height	Eight (8) feet above grade.
Max Width	Ten (10) feet.
Sign Area	Maximum fifty (50) square feet per sign face.
Setback	Minimum five (5) feet from the right-of-way line.
Base	Monument base shall be constructed of masonry materials (brick, stone, or cast stone) consistent with the primary building materials of the PD. Exposed painted CMU is prohibited.
Content	Gateway signs shall display the project name and may include sub-district identification. Individual tenant advertising is not permitted on gateway signs.
Illumination	Gateway signs may be externally illuminated by fixtures concealed within the base or landscape. Uplighting is permitted. Internal illumination of individual letters is permitted; backlit cabinet faces are prohibited.

- F. Project Directory and Wayfinding Signs.** Internal project directory and wayfinding signs identifying destinations, parking, and access routes within the PD are permitted without a sign permit, subject to the following standards:
1. Maximum height: six (6) feet.
 2. Maximum sign face area: twelve (12) square feet.
 3. Wayfinding signs shall not include retail advertising.
 4. The design of the wayfinding sign system shall be submitted to the DRC for approval as part of a comprehensive wayfinding plan included with the first site plan within the PD.
- G. Temporary Signs**
1. Construction and development identification signs: one (1) per project, maximum forty-eight (48) square feet. Shall be removed within thirty (30) days of issuance of the first Certificate of Occupancy for the relevant building.
 2. Leasing signs: one (1) per tenant space, maximum sixteen (16) square feet, placed in window or on building. Shall be removed upon execution of a lease or issuance of a Certificate of Occupancy for the space, whichever occurs first.
 3. Temporary banner signs: one (1) per tenant per facade, maximum forty-eight (48) square feet. Permitted up to three (3) occurrences per calendar year, not to exceed thirty (30) days per occurrence.
 4. Temporary signs shall be professionally constructed. Adhesive tape or other non-mechanical attachments to building glazing are prohibited.
 5. Temporary banners or signs advertising going-out-of-business, liquidation, or store-closing events are prohibited.
- H. General Sign Standards.** The following standards apply to all signs within the PD:
1. All signs shall be professionally fabricated and maintained in good condition, appearance, and structural integrity.
 2. Sign lighting shall be shielded to prevent direct glare onto adjacent streets, pedestrian paths, or residential windows above.

3. All sign support structures and mounting hardware shall be concealed within the sign construction or constructed of decorative metal. Exposed conduit, raceways, and wiring are prohibited.
4. All signs shall be engineered and constructed to withstand local wind loads as required by the building code.
5. No sign shall obstruct any required exit, fire escape, standpipe, fire hydrant connection, or emergency access.
6. Discontinued or abandoned tenant signs shall be removed within sixty (60) days of the tenant's vacation of the space. Any mounting hardware, brackets, or penetrations remaining after sign removal shall be patched and finished to match the adjacent building surface.

DRAFT

EXHIBIT D - Cross Sections



DATE: AUG2025

DRAFTER: FP

DESIGNER: PW

CHECKED: MFW

PROJECT NO.
0059537.00

SHEET 1 OF 3

THE RESERVE

PAVING STREET SECTIONS

MANSFIELD, TEXAS

Westwood

Westwood Professional Services, Inc.

500 WEST 7TH STREET, SUITE 1300
FORT WORTH, TX 76102

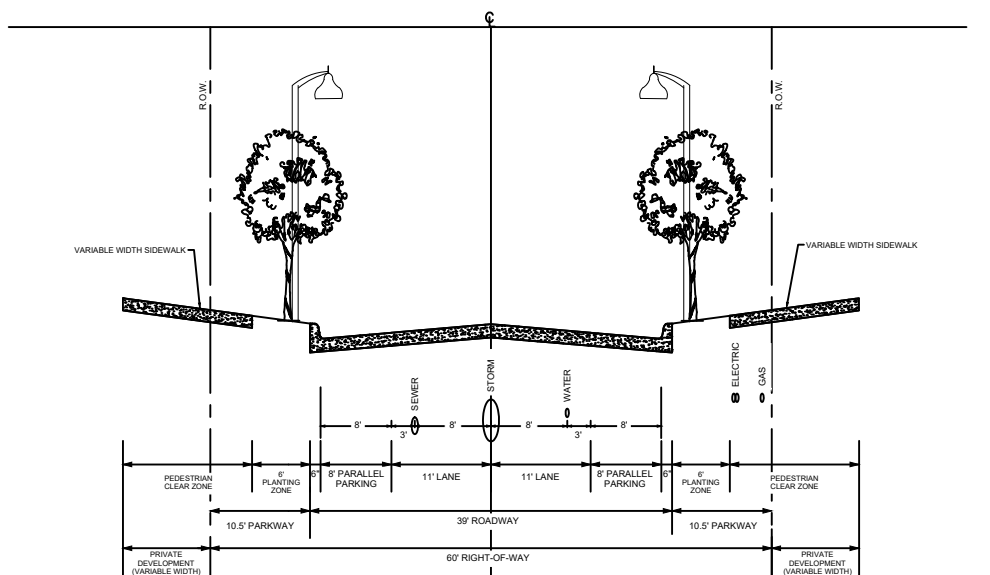
TBPELS ENGINEERING FIRM NO. 11756

TBPELS SURVEYING FIRM NO. 10074301

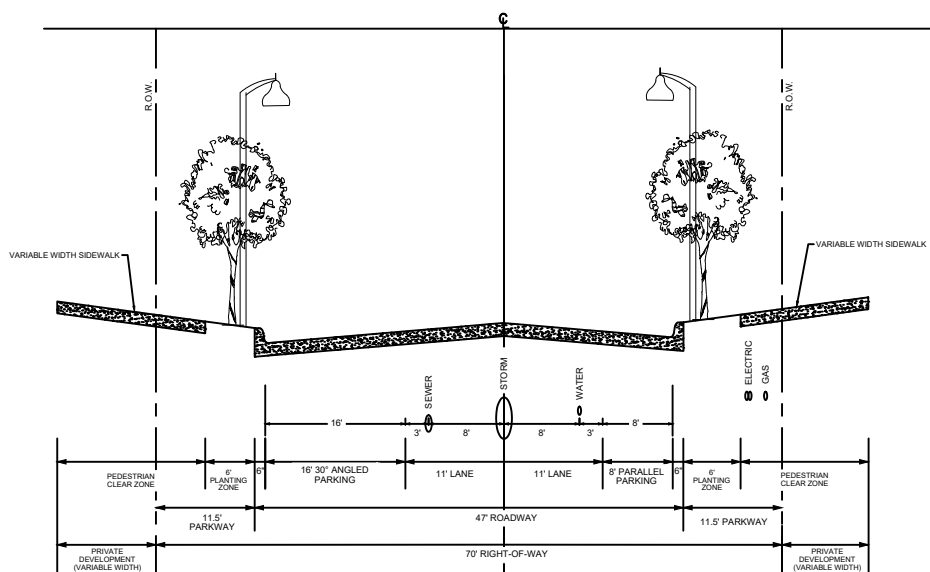
T: 281.883.0103
F: 888.937.5150

westwoodps.com

EXHIBIT D - Cross Sections



TYPE C 60' ROW STREET SECTION
N.T.S.



TYPE D 70' ROW STREET SECTION
N.T.S.

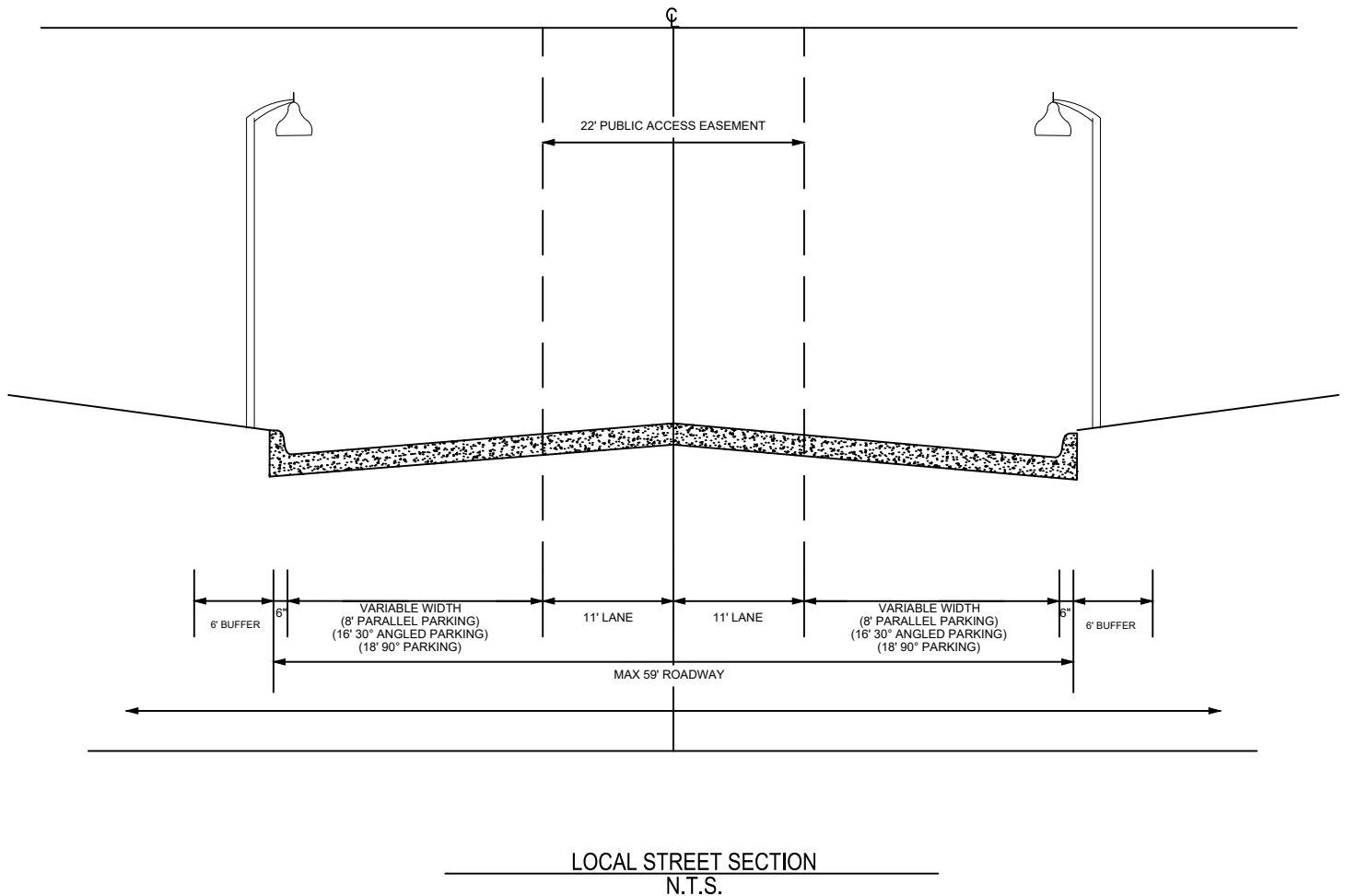
DATE: AUG2025	PROJECT NO. 0059537.00
DRAFTER: FP	
DESIGNER: PW	
CHECKED: MFW	SHEET 2 OF 3

THE RESERVE PAVING STREET SECTIONS

MANSFIELD, TEXAS

Westwood
 Westwood Professional Services, Inc.
 500 WEST 7TH STREET, SUITE 1300
 FORT WORTH, TX 76102
 T: 281.883.0103
 F: 888.937.5150
 TBPES ENGINEERING FIRM NO. 11756
 TBPES SURVEYING FIRM NO. 10074301
westwoodps.com

EXHIBIT D - Cross Sections



DATE: AUG2025

PROJECT NO.
0059537.00

DRAFTER: FP

DESIGNER: PW

CHECKED: MFW

SHEET 3 OF 3

THE RESERVE

MANSFIELD, TEXAS

PAVING STREET SECTIONS

Westwood

Westwood Professional Services, Inc.

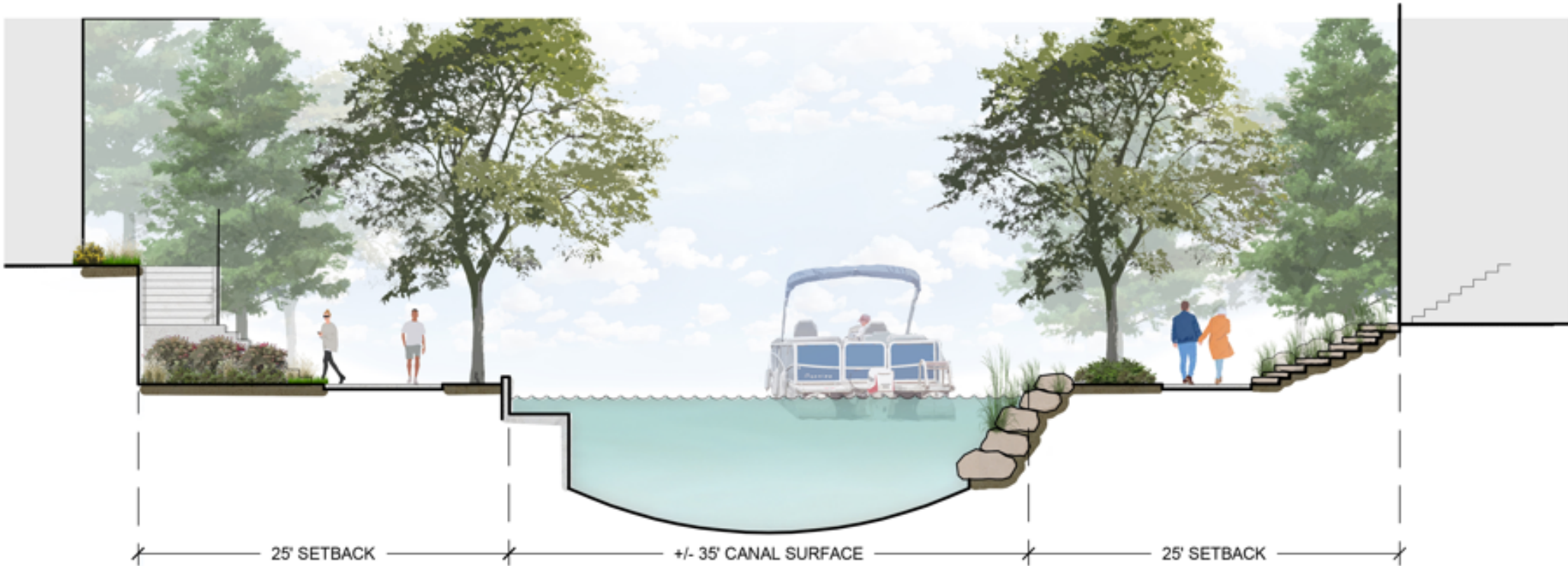
500 WEST 7TH STREET, SUITE 1300
FORT WORTH, TX 76102

T: 281.883.0103
F: 888.937.5150

TBPES ENGINEERING FIRM NO. 11756

TBPES SURVEYING FIRM NO. 10074301

westwoodps.com



TYPICAL CANAL SECTION

1"=10'-0"

*CANAL EDGE MAY VARY DEPENDING ON LOCATION

LEGAL DESCRIPTION:

BEING a tract of land situated in the E. McAnear Survey, Abstract Number 1005, the R. Bratton Survey, Abstract Number 114, S.C. Neill Survey, Abstract Number 1159, and the M. Gregg Survey, Abstract Number 555, City of Mansfield, Tarrant County, Texas, being a portion of the remainder of that tract of land described by deed to Stephen Clare Horning-Lockwood and wife Sally B. Horning-Lockwood, recorded in Volume 10470, Page 1069; Volume 10631, Page 2330; and Volume 12278, Page 1222, County Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at the most westerly northwest corner of said remainder tract and the intersection of the south right-of-way line of Nahvi Road (70 foot right-of-way), as recorded in Instrument Number D223116634, and the east right-of-way line of Cross Creek Drive (variable width right-of-way), as recorded in Instrument Number D221317609, both of said County Records (Texas State Plane Coordinate System, NAD83, Zone 4202 Grid Coordinates of N: 6892085.8, E: 2398130.0);

THENCE with said south right-of-way line, the following courses and distances:

N 60°07'36"E, 549.61 feet, to the beginning of a curve to the right;

With said curve to the right, an arc distance of 50.84 feet, through a central angle of 20°48'21", having a radius of 140.00 feet, the long chord which bears N 70°31'46"E, 50.56 feet;

N 80°55'57"E, 84.06 feet, to the intersection of said south right-of-way line and the east right-of-way line of Reserve Way (70 foot right-of-way), as recorded in Instrument Number D223116634, said County Records and the beginning of a non-tangent curve to the right;

THENCE with said east right-of-way line, the following courses and distances:

With said non-tangent curve to the right, an arc distance of 384.95 feet, through a central angle of 40°50'40", having a radius of 540.00 feet, the long chord which bears N 08°02'32"E, 376.85 feet;

N 28°27'50"E, 375.75 feet;

N 74°40'12"E, 20.78 feet, to the intersection of said east right-of-way line and the south right-of-way line of East Broad Street (variable width right-of-way), as recorded in Instrument Number D207296017, said County Records, and the beginning of a non-tangent curve to the right;

THENCE with said south right-of-way line, the following courses and distances:

With said non-tangent curve to the right, an arc distance of 230.62 feet, through a central angle of 11°35'26", having a radius of 1140.00 feet, the long chord which bears S 52°58'00"E, 230.22 feet;

S 47°10'17"E, 302.87 feet, to the beginning of a curve to the left;

With said curve to the left, an arc distance of 934.96 feet, through a central angle of 50°32'13", having a radius of 1060.00 feet, the long chord which bears S 72°26'23"E, 904.94 feet;

THENCE S 06°22'30"E, at 9.00 feet, passing the northwest corner of Lot 1, Block 1, Lockwood Village Phase 1, an addition to the City of Mansfield, Texas, by plat recorded in Instrument Number D215026092, said County Records, in all, a total distance of 74.57 feet, to the beginning of a curve to the left;

THENCE with said curve to the left, an arc distance of 47.55 feet, through a central angle of 23°41'22", having a radius of 115.00 feet, the long chord which bears S 18°13'02"E, 47.21 feet;

THENCE S 30°03'53"E, 218.97 feet, to the southwest corner of said Lot 1;

THENCE N 60°07'07"E, 348.68 feet, to the southeast corner of said Lot 1 and the west right-of-way line of Matlock Road (variable width right-of-way) and being the west line of that tract of land described by permanent right-of-way document, recorded in Instrument Number D206033652 (Tract 2), said County Records;

THENCE with said west right-of-way line, the following courses and distances:

S 29°53'36"E, 567.59 feet;

S 33°04'22"E, 90.14 feet;

S 29°53'35"E, 85.00 feet, to the beginning of a curve to the right;

With said curve to the right, an arc distance of 530.73 feet, through a central angle of 30°33'42", having a radius of 995.00 feet, the long chord which bears S 14°36'44"E, 524.47 feet;

S 00°40'09"W, 128.42 feet, to the beginning of a non-tangent curve to the left;

With said non-tangent curve to the left, an arc distance of 221.18 feet, through a central angle of 110°11'58", having a radius of 115.00 feet, the long chord which bears S 05°07'19"W, 188.63 feet, to the most southerly corner of said Tract 2 (D206033652);

S 29°48'20"E, 78.86 feet, to the most northerly corner of that tract of land described by permanent right-of-way document, recorded in Instrument Number D206033652 (Tract 1), said County Records, and the beginning of a non-tangent curve to the left;

With said non-tangent curve to the left, an arc distance of 349.74 feet, through a central angle of 18°08'05", having a radius of 1105.00 feet, the long chord which bears S 20°34'14"E, 348.29 feet;

S 29°38'17"E, 177.85 feet, to the beginning of a curve to the right;

With said curve to the right, an arc distance of 44.84 feet, through a central angle of 05°07'57", having a radius of 500.61 feet, the long chord which bears S 27°04'12"E, 44.83 feet, to the beginning of a reverse curve to the left;

With said reverse curve to the left, an arc distance of 58.66 feet, through a central angle of 06°22'11", having a radius of 527.61 feet, the long chord which bears S 27°41'26"E, 58.63 feet;

S 29°38'21"E, 81.27 feet, to the intersection of said west right-of-way line and the northwest right-of-way line of Heritage Parkway (variable width right-of-way) and the beginning of a curve to the right;

THENCE with said curve to the right, an arc distance of 89.85 feet, through a central angle of 88°45'46", having a radius of 58.00 feet, the long chord which bears S 14°44'36"W, 81.13 feet;

THENCE with said northwest right-of-way line, the following courses and distances:

S 59°07'30"W, 743.20 feet;

N 75°51'45"W, 21.21 feet;

N 30°52'30"W, 8.22 feet;

S 59°07'30"W, 60.00 feet;

S 30°52'30"E, 8.22 feet;

S 14°07'30"W, 21.21 feet;

S 59°07'30"W, 475.92 feet, to the beginning of a curve to the right;

With said curve to the right, an arc distance of 85.04 feet, through a central angle of 07°09'54", having a radius of 680.00 feet, the long chord which bears S 62°42'27"W, 84.98 feet, to the beginning of a reverse curve to the left;

With said reverse curve to the left, an arc distance of 66.17 feet, through a central angle of 07°13'16", having a radius of 525.00 feet, the long chord which bears S 62°40'46"W, 66.12 feet;

S 59°08'32"W, 156.53 feet, to the most southerly southwest corner of said remainder tract and the intersection of said northwest right-of-way line and the northeast right-of-way line of Regency Parkway (70 foot right-of-way), as recorded in Instrument Number D217170559, said County Records;

THENCE with said northeast right-of-way line, the following courses and distances:

N 75°40'40"W, 21.14 feet;

N 30°28'41"W, 25.14 feet;

N 30°23'23"W, 51.59 feet, to the beginning of a curve to the left;

With said curve to the left, an arc distance of 278.96 feet, through a central angle of 17°29'15", having a radius of 914.00 feet, the long chord which bears N 39°08'02"W, 277.88 feet;

THENCE N 42°26'40"E, 46.96 feet, departing said northeast right-of-way line, to the beginning of a curve to the right;

THENCE with said curve to the right, an arc distance of 94.79 feet, through a central angle of 20°53'18", having a radius of 260.00 feet, the long chord which bears N 52°53'19"E, 94.26 feet, to the beginning of a reverse curve to the left;

THENCE with said reverse curve to the left, an arc distance of 83.17 feet, through a central angle of 18°19'42", having a radius of 260.00 feet, the long chord which bears N 54°10'07"E, 82.82 feet, to the beginning of a reverse curve to the right;

THENCE with said reverse curve to the right, an arc distance of 36.78 feet, through a central angle of 08°06'19", having a radius of 260.00 feet, the long chord which bears N 49°03'26"E, 36.75 feet;

THENCE N 53°06'35"E, 110.78 feet, to the beginning of a curve to the left;

THENCE with said curve to the left, an arc distance of 344.48 feet, through a central angle of 26°19'00", having a radius of 750.00 feet, the long chord which bears N 39°57'05"E, 341.46 feet;

THENCE N 26°47'35"E, 26.61 feet, to the beginning of a non-tangent curve to the right;

THENCE with said non-tangent curve to the right an arc distance of 112.80 feet, through a central angle of 64°18'23", having a radius of 100.50 feet, the long chord which bears N 36°32'00"W, 106.97 feet, to the beginning of a non-tangent curve to the right;

THENCE with said non-tangent curve to the right, an arc distance of 631.57 feet, through a central angle of 25°13'33", having a radius of 1434.50 feet, the long chord which bears N 79°44'19"W, 626.49 feet, to the beginning of a reverse curve to the left;

THENCE with said reverse curve to the left, an arc distance of 108.10 feet, through a central angle of 30°58'05", having a radius of 200.00 feet, the long chord which bears N 82°36'34"W, 106.79 feet;

THENCE S 81°54'23"W, 36.99 feet, to the beginning of a non-tangent curve to the right;

THENCE with said non-tangent curve to the right, an arc distance of 265.51 feet, through a central angle of 32°01'34", having a radius of 475.00 feet, the long chord which bears S 07°55'10"W, 262.06 feet, to the beginning of a reverse curve to the left;

THENCE with said reverse curve to the left, an arc distance of 260.82 feet, through a central angle of 12°27'12", having a radius of 1200.00 feet, the long chord which bears S 17°42'21"W, 260.31 feet, returning to said northeast right-of-way line and being the beginning of a non-tangent curve to the left;

THENCE with said non-tangent curve to the left and said northeast right-of-way line, an arc distance of 18.78 feet, through a central angle of 01°10'38", having a radius of 914.00 feet, the long chord which bears N 78°09'32"W, 18.78 feet, to the most westerly southwest corner of said remainder tract and the southeast corner of Lot 1, Block 1, 75 Regency Addition, an addition to said City of Mansfield, plat recorded in Instrument Number D219212887, said County Records;

THENCE N 29°09'31"W, 1149.35 feet, with the west line of said remainder tract, to the northeast corner of a 35 foot right-of-way dedication recorded in Instrument Number D221127079 and the most easterly corner of Lot 1, Block 3, McCaslin Business Park, an addition to said City of Mansfield, plat recorded in Cabinet A, Slide 8669, both of said County Records;

THENCE N 29°36'36"W, 1149.94 feet, with said west line, to the northeast corner of a 35 foot right-of-way dedication recorded in Instrument Number D216107477 and the southeast corner of a 30 foot right-of-way dedication recorded in Instrument Number D221317609, both of said County Records, and being in the aforementioned east right-of-way line of Cross Creek Drive;

THENCE N 30°07'05"W, 355.04 feet, with said east right-of-way line and continuing with said west line, to the Point of Beginning and containing 6,667,848 square feet or 153.073 acres of land more or less.

“Integral Parts of this Document”

1. Description (5 Pages)
2. Exhibit

“This document was prepared under 22 TAC 138.95 and is not to be used to convey or establish interests in real property except those rights and interest implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared”