Planning and Zoning Commission - Regular Meeting
August 20, 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

26-2604 Consideration of a request from SP Mansfield Property Fund IV, LLC for a Final Plat of Lots 1-5, Block 1, Hunters Pointe Broad Street Addition, on 5.667 acres located at 1840 Cannon Drive. (SD#26-025)
Presenters: Katasha Smithers, Planning Manager - Current Planning
Attachments:
1. Location Map
2. Approved Preliminary Plat
3. Final Plat
4. Statement of Conditions
5. Approved Site Plan ZC 25-009

26-2605 Public Hearing and consideration of a request by The John R. McAdams Company, Inc. for a Zoning Change from PD, Planned Development District to PD, Planned Development District for single-family attached Townhome uses, being 11.71 Acres located within the Samuel C. Neill Survey, Tarrant County, at 500 Seeton Road. (ZC26-001)
Presenters: Shirley Emerson, Planner I
Attachments:
1. Maps and Supporting Information

2. Applicant Narrative
3. Exhibit A - Legal Description
4. Exhibit B - Planned Development Standards
5. Exhibit C - Plans
6. Previously Approved PD, ZC06-031

26-2606 Public Hearing and consideration of a request from Trez Shops at Broad, LP for a Zoning Change from PD, Planned Development District and C-2 Community Business District to PD, Planned Development District for Commercial uses and Package Store, being 15.8 acres located within the Henry Odele Survey, Tarrant County, at 1741 and 1755 E Broad Street and 101 Carlin Road. (ZC26-002)

Presenters: Helina Okyere, Planner I

Attachments:

1. Maps and Supporting Information
2. Exhibit A - Legal Description
3. Exhibit B - Planned Development Standards
4. Exhibit C - Site Plan
5. Exhibit D - Building Elevations
6. Exhibit E - Landscape Plan
7. Exhibit F - Sign Plan
8. Previously Approved PD, ZC#16-008

9. ADJOURN

CERTIFICATION

I certify that the above agenda was posted on the bulletin board next to the main entrance of City Hall on August 14, 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: 26-2604

Agenda Date: August 20, 2026

Title
Consideration of a request from SP Mansfield Property Fund IV, LLC for a Final Plat of Lots 1-5, Block 1, Hunters Pointe Broad Street Addition, on 5.667 acres located at 1840 Cannon Drive. (SD#26-025)

Description/History
The subject property is approximately 5.67 acres addressed at 1840 Cannon Drive and generally located at the intersection of East Broad Street and Cannon Drive. The property is zoned PD, Planned Development District for two (2) drive-through eating establishments, one (1) car wash, and other general commercial uses.

The PD, Planned Development District was approved by City Council on October 27, 2025.

The final plat substantially complies with the approved preliminary plat. The plat also includes drainage, access, and utility easements needed to serve the development.

Staff Analysis
This request is for approval of a final plat. A final plat is the subdivision document that creates the individual lots, rights-of-way, easements, and open space lots needed for the project to proceed in accordance with the approved zoning and preliminary plat. This item is not a request to change the zoning, land use, or development standards previously approved for the property.

Future use of that lot must comply with the specific uses and limitations in the PD, including restrictions on permitted commercial uses, building area, parking, signage, and outdoor seating.

The Development Review Committee reviewed the final plat and identified several technical revisions that must be completed before the plat can be filed. These include adding the case number, providing all necessary notes, providing an approval block, adding the common access easement notes, submitting a DWG file that aligns with the City's GIS, providing additional access and utility easements, and needing written permission for any improvements or added easements in the gas/electric easement. These conditions do not change the approved land use or development concept; they are necessary to bring the plat into proper form for filing and implementation.

Next Steps
If the Planning and Zoning Commission approves the final plat with conditions, the applicant must revise the plat to address the written conditions provided by the Development Review Committee. Staff will review the revised plat for compliance before it is released for signatures and filing with Tarrant County. Once the plat is filed, the lots and easements shown on the plat will be legally established.

Approval of the final plat does not authorize building construction itself. Building permits, civil construction, infrastructure installation, inspections, and any required acceptance of public improvements must proceed through the City's normal review and permitting processes. Future

building permits must comply with the standards and requirements of the approved PD, Planned Development.

Strategic Initiative
Building Strong Neighborhoods
Focus on the Future

Recommendation
The Development Review Committee recommends approval of the final plat with the conditions attached. The conditions are necessary for the plat to conform to the Mansfield Subdivision Ordinance and the requirements of Chapter 212 of the Texas Local Government Code.

Funding Source
N/A

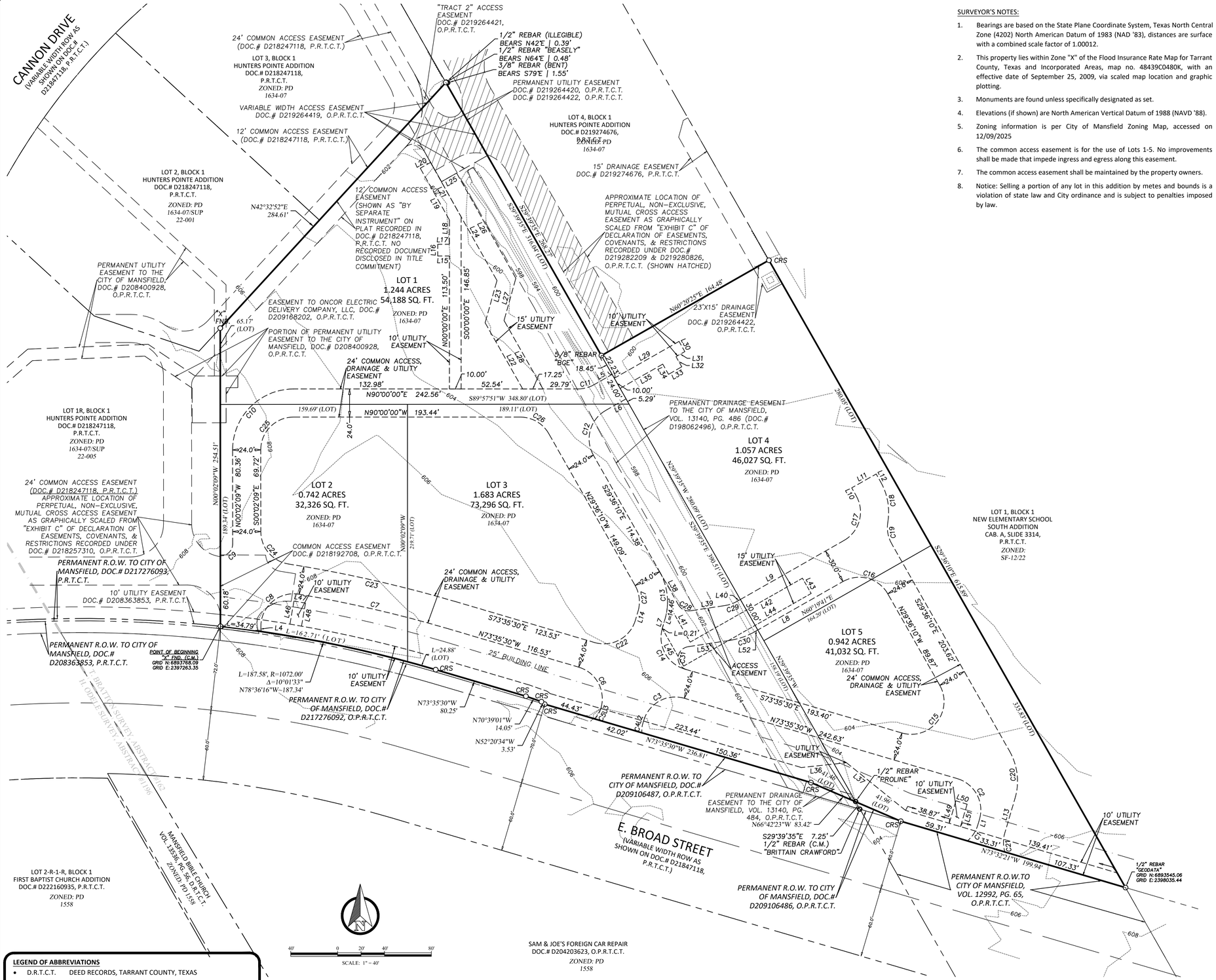
Prepared By
Shirley Emerson, Planner I - (817) 276-4259

MANSFIELD TEXAS

ZC#25-009

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.

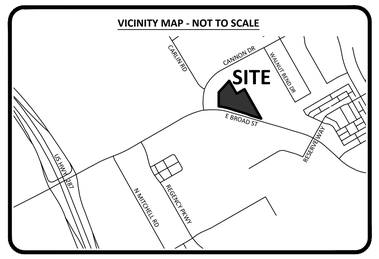
9/3/2025



SURVEYOR'S NOTES:

1. Bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD '83), distances are surface with a combined scale factor of 1.00012.
2. This property lies within Zone "X" of the Flood Insurance Rate Map for Tarrant County, Texas and Incorporated Areas, map no. 48439C0480K, with an effective date of September 25, 2009, via scaled map location and graphic plotting.
3. Monuments are found unless specifically designated as set.
4. Elevations (if shown) are North American Vertical Datum of 1988 (NAVD '88).
5. Zoning information is per City of Mansfield Zoning Map, accessed on 12/09/2025
6. The common access easement is for the use of Lots 1-5. No improvements shall be made that impede ingress and egress along this easement.
7. The common access easement shall be maintained by the property owners.
8. Notice: Selling a portion of any lot in this addition by metes and bounds is a violation of state law and City ordinance and is subject to penalties imposed by law.

VICINITY MAP - NOT TO SCALE



Curve Data Table

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C3	43.98'	28.00'	090°00'00"	S61°24'30"W	39.60'
C4	7.78'	20.00'	022°17'09"	S05°15'56"W	7.73'
C5	9.82'	19.55'	028°47'48"	N31°27'35"E	9.72'
C6	43.98'	28.00'	090°00'00"	N28°35'30"W	39.60'
C7	130.18'	1108.50'	006°43'44"	N76°57'22"W	130.11'
C8	48.73'	28.00'	099°42'56"	S49°49'18"W	42.81'
C9	16.21'	10.00'	092°51'58"	N46°23'49"E	14.49'
C10	81.71'	52.00'	090°02'09"	N44°58'55"E	73.56'
C11	14.49'	28.00'	029°39'35"	N75°10'12"E	14.33'
C12	43.95'	28.00'	089°56'35"	S15°22'07"W	39.58'
C13	41.76'	52.00'	046°00'41"	S06°35'50"E	40.65'
C14	43.98'	28.00'	090°00'00"	S28°35'30"E	39.60'
C15	66.47'	28.00'	136°00'41"	N38°24'10"E	51.92'
C16	44.01'	28.00'	090°03'48"	N74°38'04"W	39.62'
C17	43.96'	28.00'	089°57'23"	N15°21'20"E	39.58'
C18	35.50'	52.00'	039°07'02"	S10°03'51"E	34.82'
C19	19.11'	28.00'	039°05'50"	S10°03'15"E	18.74'
C20	41.81'	52.00'	046°03'49"	S06°34'16"E	40.69'
C21	16.41'	28.00'	033°34'29"	S00°19'36"E	16.17'
C22	43.98'	28.00'	090°00'00"	N61°24'30"E	39.60'
C23	146.36'	1132.50'	007°24'16"	S77°17'38"E	146.25'
C24	39.56'	28.00'	080°57'37"	S40°30'58"E	36.35'
C25	44.00'	28.00'	090°02'09"	S44°58'55"W	39.61'
C26	29.52'	28.00'	060°23'50"	N59°48'05"W	28.17'
C27	22.49'	28.00'	046°00'41"	N06°35'50"W	21.89'
C28	12.22'	10.00'	070°02'14"	S63°39'24"E	11.48'
C29	10.99'	30.00'	020°59'27"	N70°49'45"E	10.93'
C30	21.98'	60.00'	020°59'27"	S70°49'45"W	21.86'
C31	27.04'	10.00'	154°54'59"	S03°52'00"W	19.52'

Line Data Table

Line #	Distance	Bearing
L1	5.10'	N16°27'39"E
L2	2.92'	S16°24'30"W
L3	1.11'	N16°24'30"E
L4	4.17'	S00°02'09"E
L5	17.69'	N60°20'25"E
L6	20.01'	S60°20'25"W
L7	8.29'	S16°24'30"W
L8	83.68'	S60°20'02"W
L9	101.69'	N60°20'02"E
L10	7.78'	N29°37'22"W
L11	24.00'	N60°22'44"E
L12	7.78'	S29°37'22"E
L13	30.75'	S16°27'39"W
L14	8.29'	N16°24'30"E
L15	10.00'	N90°00'00"W
L16	10.00'	N00°00'00"E
L17	10.00'	N90°00'00"E
L18	20.73'	N00°00'00"E
L19	50.69'	N29°22'32"W
L20	10.00'	N60°23'50"E
L21	53.35'	S29°22'32"E
L22	64.93'	N29°36'10"W
L23	37.49'	N15°37'28"E
L24	96.74'	N29°22'32"W
L25	15.00'	N60°20'25"E
L26	103.02'	S29°22'32"E
L27	37.46'	S15°37'28"W

Line Data Table

Line #	Distance	Bearing
L28	67.20'	S29°36'10"E
L29	63.53'	N60°22'44"E
L30	10.00'	S29°37'16"E
L31	8.68'	S60°22'44"W
L32	9.99'	S29°39'35"E
L33	13.00'	S60°20'25"W
L34	10.00'	N29°39'35"W
L35	41.84'	S60°22'44"W
L36	38.67'	N83°54'30"E
L37	64.81'	S51°05'30"E
L38	32.57'	S29°36'19"E
L39	29.77'	N81°19'29"E
L40	3.20'	N60°20'02"E
L41	39.13'	S29°36'10"E
L42	110.21'	N60°19'59"E
L43	15.00'	S29°40'01"E
L44	125.22'	S60°19'59"W
L45	36.89'	N29°36'10"W
L46	20.00'	N09°53'33"E
L47	10.00'	S80°14'23"E
L48	20.00'	S09°53'33"W
L49	20.00'	N16°27'39"E
L50	10.00'	S73°32'21"E
L51	20.00'	S16°27'39"W
L52	3.19'	S60°20'02"W
L53	36.55'	S81°19'29"W

OWNER/DEVELOPER
SP MANSFIELD PROPERTY FUND IV, LLC
4940 N TARRANT PARKWAY
FORT WORTH, TX 76244
CONTACT SMIT SHAH
smit@blazinghospitality.com
281.221.6025

BCS
BARTON CHAPA SURVEYING
3601 NE Loop 820, Suite 108
Fort Worth, TX 76137
Phone: 817-864-1957
info@bcsdfw.com
TBPLS Firm #10194474

JOB NO.	2025.180.008
DRAWN:	BCS
CHECKED:	JHB

TABLE OF REVISIONS

DATE	SUMMARY

HUNTERS POINTE BROAD STREET ADDITION

MANSFIELD TEXAS

PRELIMINARY PLAT

SHEET:

1 OF 2

LEGEND OF ABBREVIATIONS

D.R.T.C.T.	DEED RECORDS, TARRANT COUNTY, TEXAS
P.R.T.C.T.	PLAT RECORDS, TARRANT COUNTY, TEXAS
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
DOC.#	DOCUMENT NUMBER
C.M.	CONTROLLING MONUMENT
SQ. FT.	SQUARE FEET
ROW	RIGHT OF WAY
CRS	CAPPED REBAR SET

LEGEND OF LINETYPES

- SUBJECT PROPERTY LINE
- ADJOINER PROPERTY LINE
- ROW CENTERLINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE

LOT SUMMARY TABLE

TOTAL GROSS ACREAGE OF SUBDIVISION	5.667 ACRES
TOTAL NUMBER OF LOTS	5
TOTAL NUMBER OF COMMON AREAS	0

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED, VIEWED, OR RELIED UPON AS A FINAL SURVEY DOCUMENT May 22, 2026

SD#26-005

PRELIMINARY PLAT

LOTS 1-5, BLOCK 1
HUNTERS POINTE BROAD STREET ADDITION
5.667 ACRES OUT OF THE T. BRATTON SURVEY, ABSTRACT #162
CITY OF MANSFIELD, TARRANT COUNTY, TEXAS
5 LOTS | PREPARED MAY 26, 2026

P:\Survey\180 - Blazing Hospitality\2025\010 - Cannon & Broad - Mansfield\Drawings

STATE OF TEXAS §

COUNTY OF TARRANT §

BEING a tract situated in the T. Bratton Survey, Abstract Number 162, City of Mansfield, Tarrant County, Texas, and being the same tract of land described by deed to SP Mansfield Property Fund IV, LLC, as recorded under Document Number D225220923, Official Public Records Tarrant County, Texas, (O.P.R.T.C.T.), the subject tract being more particularly described as follows:

BEGINNING at an "X" cut found for the northwest corner of a permanent right-of-way to the City of Mansfield as recorded under Document Number D217276092, (O.P.R.T.C.T.), same being the apparent north right-of-way of E. Broad Street, and being the southeast corner of Lot 1R in Block 1 of Hunter's Pointe Addition, an addition in the City of Mansfield, Tarrant County, Texas, according to the plat recorded under Document Number D218247118, Plat Records, Tarrant County, Texas, (P.R.T.C.T.), also being the southwest corner of said SP Mansfield Property tract and the herein described tract;

THENCE North 00 degrees 02 minutes 09 seconds West, with the east line of said Lot 1R, a distance of 254.51 feet to an "X" cut found for the easternmost northeast corner thereof, same being in the southeast line of Lot 2 in Block 1 of said Hunters Pointe Addition;

THENCE North 42 degrees 32 minutes 52 seconds East, with the southeast line of said Lot 2, passing the east corner thereof, same being the south corner of Lot 3 in Block 1 of said Hunters Pointe Addition, and continuing for a total distance of 284.61 feet to a point for the east corner of said Lot 3, same being in the west line of Lot 4 in Block 1 of Hunters Pointe Addition, an addition in the City of Mansfield, Tarrant County, Texas, according to the plat recorded under Document Number D219274676, (P.R.T.C.T.), from which a 1/2 inch rebar with illegible cap found bears North 42 degrees East, a distance of 0.39 feet, from which a 1/2 inch rebar with cap stamped, "BEASELY" found bears North 64 degrees East, a distance of 0.48 feet, and from which a disturbed 3/8 inch rebar found bears South 79 degrees East, a distance of 1.55 feet;

THENCE South 29 degrees 39 minutes 35 seconds East, with the west line of said Lot 4, a distance of 268.27 feet to a 5/8 inch rebar with cap stamped, "BGE" found for the southwest corner of said Lot 4;

THENCE North 60 degrees 20 minutes 25 seconds East, with the south line of said Lot 4, a distance of 164.48 feet to a 1/2 inch rebar with pink cap stamped, "BARTON CHAPA" set for the southeast corner of said Lot 4, same being in the the west line of a Lot 1 in Block 1 of New Elementary School South Addition, an addition in the City of Mansfield, Tarrant County, Texas, according to the plat recorded under Cabinet A, Slide 3314, (P.R.T.C.T.);

THENCE South 29 degrees 36 minutes 10 seconds East, with the west line of said Lot 1, a distance of 615.89 feet to a 1/2 inch rebar with cap stamped, "GEODATA" found for the northeast corner of a permanent right-of-way to the City of Mansfield as recorded under Volume 12992, Page 65, (O.P.R.T.C.T.), same being the apparent north right-of-way of E. Broad Street;

THENCE North 73 degrees 32 minutes 21 seconds West, with the apparent north line of said E. Broad Street, a distance of 199.94 feet to capped rebar set at the east corner of a permanent right-of-way to the City of Mansfield as recorded under Document Number D209106486, (O.P.R.T.C.T.);

THENCE North 66 degrees 42 minutes 23 seconds West, with the apparent north line of said E. Broad Street, passing at a distance of 41.96 feet a 1/2 inch rebar with cap stamped, "PROLINE" found for the northwest corner of said Mansfield tract (D209106486), same being the easternmost northeast corner of a permanent right-of-way to the City of Mansfield as recorded under Document Number D209106487, (O.P.R.T.C.T.), and continuing for a total distance of 83.42 feet to a capped rebar set;

THENCE North 73 degrees 35 minutes 30 seconds West, with the apparent north line of said E. Broad Steet, a distance of 236.81 feet to a capped rebar set for the easternmost corner of said City of Mansfield tract (D217276092);

THENCE with the north line of said City of Mansfield tract (D217276092), the following calls:

1. North 52 degrees 20 minutes 34 seconds West, a distance of 3.53 feet to a capped rebar set;
2. North 70 degrees 39 minutes 01 seconds West, a distance of 14.05 feet to a capped rebar set;
3. North 73 degrees 35 minutes 30 seconds West, a distance of 80.25 feet to the beginning of a tangent curve to the left, having a radius of 1,072.00 feet, with a delta angle of 10 degrees 01 minutes 33 seconds, whose chord bears North 78 degrees 36 minutes 16 seconds West, a distance of 187.34 feet;
4. Along said tangent curve to the left, an arc length of 187.58 feet, returning to the **POINT OF BEGINNING** and enclosing 5.667 acres (246,869 square feet) of land, more or less.

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED, VIEWED, OR RELIED UPON AS A FINAL SURVEY DOCUMENT May 22, 2026

CONDITIONS OF ACCEPTANCE OF DRAINAGE AND FLOODWAY EASEMENTS

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

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

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

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

SD#26-005

PRELIMINARY PLAT

LOTS 1-5, BLOCK 1

HUNTERS POINTE BROAD STREET ADDITION

5.667 ACRES OUT OF THE T. BRATTON SURVEY, ABSTRACT #162

CITY OF MANSFIELD, TARRANT COUNTY, TEXAS

5 LOTS | PREPARED MAY 26, 2026

BCS
BARTON CHAPA SURVEYING
3601 NE Loop 820, Suite 108
Fort Worth, TX 76137
Phone: 817-864-1957
info@bcsdfw.com
TBPLS Firm #10194474

OWNER/DEVELOPER
SP MANSFIELD PROPERTY FUND IV, LLC
4940 N TARRANT PARKWAY
FORT WORTH, TX 76244
CONTACT SMIT SHAH
smit@blazinghospitality.com
281.221.6025

JOB NO. 2025.180.008
DRAWN: BCS
CHECKED: JHB

TABLE OF REVISIONS

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MANSFIELD TEXAS

PRELIMINARY PLAT

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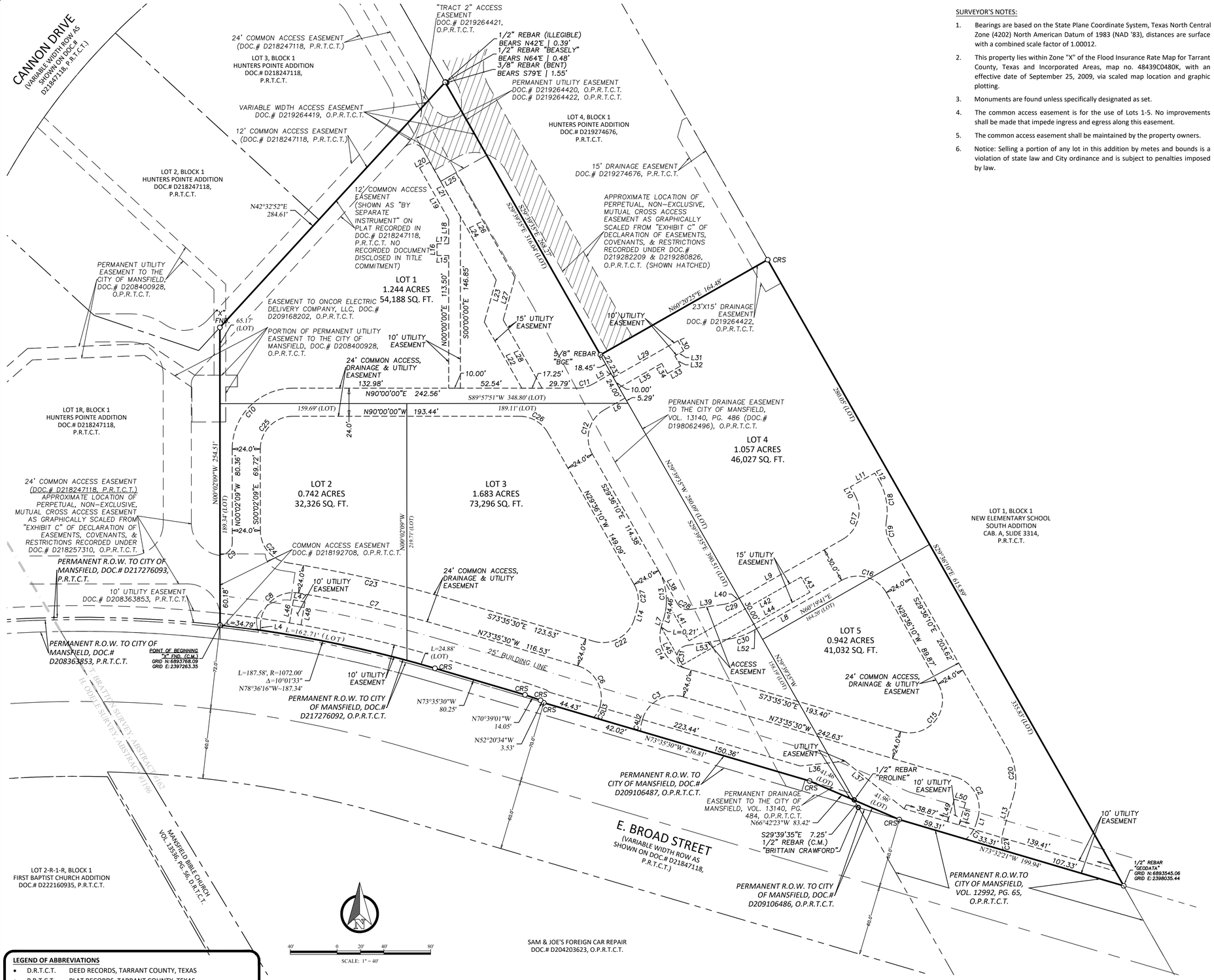
2 OF 2



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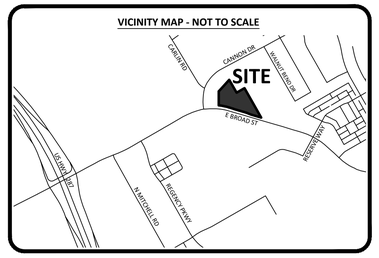

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C10	81.71'	52.00'	090°02'09"	N44°58'55"E	73.56'
C11	14.49'	28.00'	029°39'35"	N75°10'12"E	14.33'
C12	43.95'	28.00'	089°56'35"	S15°22'07"W	39.58'
C13	41.76'	52.00'	046°00'41"	S06°35'50"E	40.65'
C14	43.98'	28.00'	090°00'00"	S28°35'30"E	39.60'
C15	66.47'	28.00'	136°00'41"	N38°24'10"E	51.92'
C16	44.01'	28.00'	090°03'48"	N74°38'04"W	39.62'
C17	43.96'	28.00'	089°57'23"	N15°21'20"E	39.58'
C18	35.50'	52.00'	039°07'02"	S10°03'51"E	34.82'
C19	19.11'	28.00'	039°05'50"	S10°03'15"E	18.74'
C20	41.81'	52.00'	046°03'49"	S06°34'16"E	40.69'
C21	16.41'	28.00'	033°34'29"	S00°19'36"E	16.17'
C22	43.98'	28.00'	090°00'00"	N61°24'30"E	39.60'
C23	146.36'	1132.50'	007°24'16"	S77°17'38"E	146.25'
C24	39.56'	28.00'	080°57'37"	S40°30'58"E	36.35'
C25	44.00'	28.00'	090°02'09"	S44°58'55"W	39.61'
C26	29.52'	28.00'	060°23'50"	N59°48'05"W	28.17'
C27	22.49'	28.00'	046°00'41"	N06°35'50"W	21.89'
C28	12.22'	10.00'	070°02'14"	S63°39'24"E	11.48'
C29	10.99'	30.00'	020°59'27"	N70°49'45"E	10.93'
C30	21.98'	60.00'	020°59'27"	S70°49'45"W	21.86'
C31	27.04'	10.00'	154°54'59"	S03°52'00"W	19.52'

Line Data Table

Line #	Distance	Bearing
L1	5.10'	N16°27'39"E
L2	2.92'	S16°24'30"W
L3	1.11'	N16°24'30"E
L4	4.17'	S00°02'09"E
L5	17.69'	N60°20'25"E
L6	20.01'	S60°20'25"W
L7	8.29'	S16°24'30"W
L8	83.68'	S60°20'02"W
L9	101.69'	N60°20'02"E
L10	7.78'	N29°37'22"W
L11	24.00'	N60°22'44"E
L12	7.78'	S29°37'22"E
L13	30.75'	S16°27'39"W
L14	8.29'	N16°24'30"E
L15	10.00'	N90°00'00"W
L16	10.00'	N00°00'00"E
L17	10.00'	N90°00'00"E
L18	20.73'	N00°00'00"E
L19	50.69'	N29°22'32"W
L20	10.00'	N60°23'50"E
L21	53.35'	S29°22'32"E
L22	64.93'	N29°36'10"W
L23	37.49'	N15°37'28"E
L24	96.74'	N29°22'32"W
L25	15.00'	N60°20'25"E
L26	103.02'	S29°22'32"E
L27	37.46'	S15°37'28"W

Line Data Table

Line #	Distance	Bearing
L28	67.20'	S29°36'10"E
L29	63.53'	N60°22'44"E
L30	10.00'	S29°37'16"E
L31	8.68'	S60°22'44"W
L32	9.99'	S29°39'35"E
L33	13.00'	S60°20'25"W
L34	10.00'	N29°39'35"W
L35	41.84'	S60°22'44"W
L36	38.67'	N83°54'30"E
L37	64.81'	S51°05'30"E
L38	32.57'	S29°36'19"E
L39	29.77'	N81°19'29"E
L40	3.20'	N60°20'02"E
L41	39.13'	S29°36'10"E
L42	110.21'	N60°19'59"E
L43	15.00'	S29°40'01"E
L44	125.22'	S60°19'59"W
L45	36.89'	N29°36'10"W
L46	20.00'	N09°53'33"E
L47	10.00'	S80°14'23"E
L48	20.00'	S09°53'33"W
L49	20.00'	N16°27'39"E
L50	10.00'	S73°32'21"E
L51	20.00'	S16°27'39"W
L52	3.19'	S60°20'02"W
L53	36.55'	S81°19'29"W

LEGEND OF ABBREVIATIONS

- D.R.T.C.T. DEED RECORDS, TARRANT COUNTY, TEXAS
- P.R.T.C.T. PLAT RECORDS, TARRANT COUNTY, TEXAS
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
- DOC.# DOCUMENT NUMBER
- C.M. CONTROLLING MONUMENT
- SQ. FT. SQUARE FEET
- ROW RIGHT OF WAY
- CRS CAPPED REBAR SET

LEGEND OF LINETYPES

- SUBJECT PROPERTY LINE
- ADJOINER PROPERTY LINE
- ROW CENTERLINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE

LOT SUMMARY TABLE

TOTAL GROSS ACREAGE OF SUBDIVISION	5.667 ACRES
TOTAL NUMBER OF LOTS	5
TOTAL NUMBER OF COMMON AREAS	0

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED, VIEWED, OR RELIED UPON AS A FINAL SURVEY DOCUMENT July 20, 2026

BCS
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Fort Worth, TX 76137
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BRIAN@LINQDEVELOPMENTSERVICES.COM

OWNER/DEVELOPER
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FORT WORTH, TX 76244
CONTACT SMIT SHAH
smit@blazinghospitality.com
281.221.6025

JOB NO.	2025.180.008
DRAWN:	BCS
CHECKED:	JHB

TABLE OF REVISIONS

DATE	SUMMARY

HUNTERS POINTE BROAD STREET ADDITION

MANSFIELD TEXAS

FINAL PLAT

SHEET:

1 OF 2

SD#26-005

FINAL PLAT

LOTS 1-5, BLOCK 1

HUNTERS POINTE BROAD STREET ADDITION
5.667 ACRES OUT OF THE T. BRATTON SURVEY, ABSTRACT #162
CITY OF MANSFIELD, TARRANT COUNTY, TEXAS
5 LOTS | PREPARED JULY 20, 2026

P:\Survey\180 - Blazing Hospitality\2025\010 - Cannon & Broad - Mansfield\Drawings

STATE OF TEXAS §

COUNTY OF TARRANT §

WHEREAS SP MANSFIELD PROPERTY FUND IV, LLC is the owner of a tract situated in the T. Bratton Survey, Abstract Number 162, City of Mansfield, Tarrant County, Texas, and being the same tract of land described by deed to SP Mansfield Property Fund IV, LLC, as recorded under Document Number D225220923, Official Public Records Tarrant County, Texas, (O.P.R.T.C.T.), the subject tract being more particularly described as follows (bearings are based on State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD '83)):

BEGINNING at an "X" cut found for the northwest corner of a permanent right-of-way to the City of Mansfield as recorded under Document Number D217276092, (O.P.R.T.C.T.), same being the apparent north right-of-way of E. Broad Street, and being the southeast corner of Lot 1R in Block 1 of Hunter's Pointe Addition, an addition in the City of Mansfield, Tarrant County, Texas, according to the plat recorded under Document Number D218247118, Plat Records, Tarrant County, Texas, (P.R.T.C.T.), also being the southwest corner of said SP Mansfield Property tract and the herein described tract;

THENCE North 00 degrees 02 minutes 09 seconds West, with the east line of said Lot 1R, a distance of 254.51 feet to an "X" cut found for the easternmost northeast corner thereof, same being in the southeast line of Lot 2 in Block 1 of said Hunters Pointe Addition;

THENCE North 42 degrees 32 minutes 52 seconds East, with the southeast line of said Lot 2, passing the east corner thereof, same being the south corner of Lot 3 in Block 1 of said Hunters Pointe Addition, and continuing for a total distance of 284.61 feet to a point for the east corner of said Lot 3, same being in the west line of Lot 4 in Block 1 of Hunters Pointe Addition, an addition in the City of Mansfield, Tarrant County, Texas, according to the plat recorded under Document Number D219274676, (P.R.T.C.T.), from which a 1/2 inch rebar with illegible cap found bears North 42 degrees East, a distance of 0.39 feet, from which a 1/2 inch rebar with cap stamped, "BEASELY" found bears North 64 degrees East, a distance of 0.48 feet, and from which a disturbed 3/8 inch rebar found bears South 79 degrees East, a distance of 1.55 feet;

THENCE South 29 degrees 39 minutes 35 seconds East, with the west line of said Lot 4, a distance of 268.27 feet to a 5/8 inch rebar with cap stamped, "BGE" found for the southwest corner of said Lot 4;

THENCE North 60 degrees 20 minutes 25 seconds East, with the south line of said Lot 4, a distance of 164.48 feet to a 1/2 inch rebar with pink cap stamped, "BARTON CHAPA" set for the southeast corner of said Lot 4, same being in the the west line of a Lot 1 in Block 1 of New Elementary School South Addition, an addition in the City of Mansfield, Tarrant County, Texas, according to the plat recorded under Cabinet A, Slide 3314, (P.R.T.C.T.);

THENCE South 29 degrees 36 minutes 10 seconds East, with the west line of said Lot 1, a distance of 615.89 feet to a 1/2 inch rebar with cap stamped, "GEODATA" found for the northeast corner of a permanent right-of-way to the City of Mansfield as recorded under Volume 12992, Page 65, (O.P.R.T.C.T.), same being the apparent north right-of-way of E. Broad Street;

THENCE North 73 degrees 32 minutes 21 seconds West, with the apparent north line of said E. Broad Street, a distance of 199.94 feet to capped rebar set at the east corner of a permanent right-of-way to the City of Mansfield as recorded under Document Number D209106486, (O.P.R.T.C.T.);

THENCE North 66 degrees 42 minutes 23 seconds West, with the apparent north line of said E. Broad Street, passing at a distance of 41.96 feet a 1/2 inch rebar with cap stamped, "PROLINE" found for the northwest corner of said Mansfield tract (D209106486), same being the easternmost northeast corner of a permanent right-of-way to the City of Mansfield as recorded under Document Number D209106487, (O.P.R.T.C.T.), and continuing for a total distance of 83.42 feet to a capped rebar set;

THENCE North 73 degrees 35 minutes 30 seconds West, with the apparent north line of said E. Broad Steet, a distance of 236.81 feet to a capped rebar set for the easternmost corner of said City of Mansfield tract (D217276092);

THENCE with the north line of said City of Mansfield tract (D217276092), the following calls:

1. North 52 degrees 20 minutes 34 seconds West, a distance of 3.53 feet to a capped rebar set;
2. North 70 degrees 39 minutes 01 seconds West, a distance of 14.05 feet to a capped rebar set;
3. North 73 degrees 35 minutes 30 seconds West, a distance of 80.25 feet to the beginning of a tangent curve to the left, having a radius of 1,072.00 feet, with a delta angle of 10 degrees 01 minutes 33 seconds, whose chord bears North 78 degrees 36 minutes 16 seconds West, a distance of 187.34 feet;
4. Along said tangent curve to the left, an arc length of 187.58 feet, returning to the **POINT OF BEGINNING** and enclosing 5.667 acres (246,869 square feet) of land, more or less.

CONDITIONS OF ACCEPTANCE OF DRAINAGE AND FLOODWAY EASEMENTS

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

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

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

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

APPROVED BY THE DIRECTOR OF PLANNING ON _____, 20___

_____

DIRECTOR OF PLANNING, CITY OF MANSFIELD, TEXAS

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That, **SP MANSFIELD PROPERTY FUND IV, LLC,** being the sole owner of the above described parcel, acting by and through the undersigned, its duly authorized agent, does hereby adopt the herein above described property as **LOTS 1-5, BLOCK 1, HUNTERS POINTE BROAD STREET ADDITION**, an addition in the City of Mansfield, Tarrant County, Texas, and does dedicate to the public use the streets and easements as shown hereon

Witness my hand this the _____ day of _____, 20_____

SP MANSFIELD PROPERTY FUND IV, LLC:

by:

_____

Smit Shah, Member

STATE OF TEXAS §

COUNTY OF TARRANT §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same as for the purpose and consideration therein expressed, and in the capacity therein stated.

_____

Notary Public in and for

the State of Texas

STATE OF TEXAS §

COUNTY OF TARRANT §

"This is to certify that I, John H. Barton III, a Registered Professional Land Surveyor of the State of Texas, have platted the above described subdivision from an actual survey on the ground, and that all lot corners, and angle points, and points of curve shall be properly marked on the ground, and that this plat correctly represents the survey made by me or under my direction and supervision.

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED, VIEWED, OR RELIED UPON AS A FINAL SURVEY DOCUMENT July 20, 2026

_____

John H. Barton III, RPLS# 6737

STATE OF TEXAS §

COUNTY OF TARRANT §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same as for the purpose and consideration therein expressed, and in the capacity therein stated.

_____

Notary Public in and for

the State of Texas

SD#26-005

FINAL PLAT

LOTS 1-5, BLOCK 1

HUNTERS POINTE BROAD STREET ADDITION

5.667 ACRES OUT OF THE T. BRATTON SURVEY, ABSTRACT #162

CITY OF MANSFIELD, TARRANT COUNTY, TEXAS

5 LOTS | PREPARED JULY 20, 2026

BCS BARTON CHAPA SURVEYING
3601 NE Loop 820, Suite 108
Fort Worth, TX 76137
Phone: 817-864-1957
info@bcsdfw.com
TBPLS Firm #10194474

ENGINEER

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CONTACT - BRIAN BORO, P.E.
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OWNER/DEVELOPER

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FORT WORTH, TX 76244
CONTACT SMIT SHAH
smit@blazinghospitality.com
281.221.6025

JOB NO.	2025.180.008
DRAWN:	BCS
CHECKED:	JHB

TABLE OF REVISIONS

DATE	SUMMARY

HUNTERS POINTE BROAD STREET ADDITION

MANSFIELD TEXAS

FINAL PLAT

SHEET:

2 OF 2

Development Review Committee Comments | 8/5/2026
Case: SD 26-025
Final Plat of Hunters Pointe Broad Street Addition

WRITTEN STATEMENT OF CONDITIONS

The City received this plat on July 22, 2026. The Development Review Committee reviewed this plat on August 5, 2026. The following represents the written statement of the conditions for conditional approval of the plat.

1. The application fee will need to be paid prior to filing the plat with the county.

   Subdivision Control Ordinance §1.07(B) (Requirements for submittal fee)

2. Provide the following label in the bottom right-hand corner of the plat:
   SD#26-025

   Subdivision Control Ordinance §2.02(G)(1) (Requirements for case number)

3. Revise the approval signature block to the following:

APPROVED BY THE CITY OF MANSFIELD
_____ 20__ _____
APPROVED BY: P & Z COMMISSION CHAIRMAN
_____ 20__ _____
ATTEST: PLANNING & ZONING SECRETARY

   Subdivision Control Ordinance §2.04(C)(4) (Requirements for City approval signature block)

4. *For plats with a private access/common access/ingress-egress easement*: Add the following notes to the plat:

   - The Common Access Easement is for the use of Lots 1-5. No improvements shall be made that impede ingress and egress along this easement.
   - The Common Access Easement shall be maintained by the property owners.

   Subdivision Control Ordinance §2.04(C)(6) (Requirements for access easements)

5. Add the “Return to City” note in the lower left-hand corner:

   After recording, return to City of Mansfield
   1200 E. Broad Street, Mansfield, TX 76063

   Subdivision Control Ordinance §2.04(C)(8) (Requirements for the return to city note)

6. Any improvements or added easements in the gas/electric easement will need written permission.

   Subdivision Control Ordinance §2.02(G)(11) (Requirements for easements)

7. The CAD file does not align with the City's GIS system. Provide a digital copy of the plat using NAD 83 grid coordinates.

   Subdivision Control Ordinance §2.09(B) (Requirements for ties to city monuments)

40 0 40 80

SCALE: 1 INCH = 40 FT

PROPOSED LEGEND

- PROPOSED BUILDING
- PROPERTY LINE
- STD. 6" CONCRETE CURB
- FIRE LANE STRIPING
- PARKING SPACE COUNT (1)
- CONCRETE SIDEWALK

SITE

SITE NAME:	BLAZING HOSPITALITY
LOCATION:	E. BROAD STREET, MANSFIELD, TX 76063
PARCEL AREA:	230,868 SF 5.3 ACS
ZONING:	PD

PARKING

LOT 1	
OFFICE / LIMITED RETAIL PER C-2 ZONING	1 PER 150 GFA
REQUIRED:	8,500 SF/ 150 = 57 SPACES
PROVIDED:	31 SPACES
LOT 2	
DRIVE-THROUGH COFFEE SHOP:	1 PER 150 GFA
REQUIRED:	986 SF/ 150 = 7 SPACES
PROVIDED:	22 SPACES
LOT 3	
SIT DOWN (DINE IN) RESTAURANT:	1 PER 150 GFA
REQUIRED:	7,350 SF/ 150 = 49 SPACES
PROVIDED:	64 SPACES
LOT 4	
FULLY SCREENED - CARWASH:	1 PER 200 GFA
REQUIRED:	4,000 SF/ 200 = 20 SPACES
PROVIDED:	20 SPACES
LOT 5	
DRIVE-THROUGH RESTAURANT:	1 PER 150 GFA
REQUIRED:	950 SF/ 150 = 7 SPACES
PROVIDED:	27 SPACES
TOTAL DEVELOPMENT PARKING	
REQUIRED:	139 SPACES
PROVIDED:	170 SPACES

A SHARED PARKING AGREEMENT ACROSS THE DEVELOPMENT WILL BE ESTABLISHED TO ADDRESS DEFICIENCIES WHERE A REQUIREMENT IS NOT MET BUT IS EXCEEDED ELSEWHERE.

BUILDING SETBACKS

FRONT YARD SETBACK:	25'
SIDE (E&W) SETBACK:	N/A
REAR SETBACK:	N/A

LANDSCAPE BUFFERS

FRONT BUFFER:	15'
SIDE (E) BUFFER:	N/A

A DECELERATION LANE OR TIA WILL BE REQUIRED AT THE TIME OF PLAT TO DETERMINE THE APPROPRIATE TREATMENT FOR THE MIDDLE ACCESS POINT ON BROAD

CONCEPTUAL PLAN NOTES:

CONDITIONS MAY EXIST THAT COULD RESTRICT THE DEVELOPMENT OF THIS SITE AS SHOWN. QUEST DOES NOT PURPORT THAT THIS SITE CAN BE DEVELOPED AS SHOWN. THE PURCHASE OF THIS SITE SHALL BE AT THE OWNER/DEVELOPER'S SOLE EXPENSE.

NO SITE VISITS HAVE BEEN PERFORMED TO ENSURE THE ACCURACY OF THE AERIAL IMAGE SHOWN HEREON.

THIS EXHIBIT IS NOT INTENDED TO BE USED AS A CONSTRUCTION DOCUMENT, AND SHOULD NOT BE CONSTRUED IN ANYWAY TO BE USED FOR CONSTRUCTION PURPOSES.

PROPERTY LINES SHOWN ARE FROM COUNTY GIS AND ARE FOR CONCEPTUAL PURPOSES ONLY.

Surveyed on the Ground
October 7, 2020
Resurveyed on the Ground
May 6, 2022
November, 2023

REVISIONS		
REVISION	DESCRIPTION	DATE
1		
2		

CONCEPT PLAN

BLAZING HOSPITALITY - RETAIL
E. BROAD STREET
MANSFIELD, TX 76063

FOR PRELIMINARY REVIEW ONLY

DESIGN	DRAWN	CHKD
BB	JJ	BB

JOB No.

SHEET
4.4

City of Mansfield
Staff Report

Item ID: 26-2605

Agenda Date: August 20, 2026

Title
Public Hearing and consideration of a request by The John R. McAdams Company, Inc. for a Zoning Change from PD, Planned Development District to PD, Planned Development District for single-family attached Townhome uses, being 11.71 Acres located within the Samuel C. Neill Survey, Tarrant County, at 500 Seeton Road. (ZC26-001)

Description/History
Existing Use: Vacant
Existing Zoning: PD, Planned Development District

Surrounding Land Use & Zoning:
North – PD, Planned Development; Single-family Residential
South – PD, Planned Development; Single-family Residential, National Parkway, Mansfield Fire Station No. 5
East – PD, Planned Development; Single-family Residential
West – PD, Planned Development; Single-family Residential, vacant, S. Holland Road

Thoroughfare Plan Specification:
S. Holland Road – Major Arterial 4-Lane Divided
National Parkway – Minor Collector 2-Lane Divided

The existing Planned Development District (PD) was approved on March 12, 2007. The PD requires the subject tract to comply with all applicable regulations in the Mansfield Code of Ordinances for C-2 zoning districts, including future amendments thereto, regarding permitted uses. (ZC#06-031)

In addition to establishing the applicable C-2 zoning regulations, the PD specifically prohibits several uses that would otherwise be permitted or considered within the underlying zoning district. Prohibited uses include hotels and motels, certain utility-related uses, automotive-related uses, mini-warehouses, used merchandise and discount stores, and other specified uses.

Mansfield 2040 Plan
Mansfield 2040 Land Use Designation: Mixed-Use Local

The Mixed-Use Local designation is intended to accommodate a complementary mix of residential and nonresidential uses in a walkable, neighborhood-oriented setting. The designation anticipates a general balance of residential and nonresidential development and encourages active commercial frontages, shared circulation, pedestrian connectivity, and development that provides neighborhood-serving destinations.

Townhomes are identified as having a low level of appropriateness within the Mixed-Use Local designation. They may contribute to an appropriate mix of housing and can provide a transition to nearby lower-density neighborhoods, but residential development is intended to function as

part of a broader mixed-use environment.

The applicant has indicated that the intended balance of residential and nonresidential uses should be evaluated across the broader Mixed-Use Local area rather than on an individual-property basis. The applicant also identifies the proposed townhomes, park, and open-space system as providing additional housing choice and an appropriate transition to the surrounding single-family neighborhoods.

Staff recognizes these considerations. However, because the subject property is currently entitled for commercial development and occupies approximately 11.71 acres at the intersection of S. Holland Road and National Parkway, staff finds that retaining a meaningful nonresidential component on the property would more closely implement the Mixed-Use Local designation.

Analysis
The applicant is requesting approval of a new Planned Development (PD) for approximately 11.71 acres at the northeast corner of S. Holland Road and National Parkway. The proposed PD uses the MF-1, Multi-Family Residential District, as its base zoning district but prohibits apartments and other multi-family dwellings. The development would instead consist of 123 individually platted, attached single-family townhomes.

The proposed development includes rear-loaded townhomes, a centrally located private amenity area with a clubhouse and swimming pool, pedestrian connections, common open space, and a neighborhood park at the intersection of S. Holland Road and National Parkway. The park includes recreational and gathering amenities such as pickleball courts, a playground, pavilion, walking areas, shaded seating, and open lawn.

The proposed site design incorporates features intended to address compatibility with the surrounding single-family neighborhoods, including rear-loaded garages, perimeter landscaping and screening, pedestrian connections, and open-space areas.

The principal land-use consideration associated with the request is the proposed conversion of a property currently planned and zoned for commercial development to an entirely residential use. Although the proposed townhome development provides a transition to the neighborhoods north and east of the property, it does not include a commercial or other nonresidential component along S. Holland Road or National Parkway.

The property is located at the signalized intersection of two recently-improved thoroughfares and has frontage and visibility that support neighborhood-serving commercial or mixed-use development. Staff does not necessarily anticipate that the entire 11.71-acre property must remain commercial. A development incorporating commercial or other active nonresidential uses near the intersection, with residential uses transitioning toward the existing neighborhoods, would more closely reflect the Mixed-Use Local designation while responding to the site's surrounding residential context.

Development Plan and PD Standards
The development plan provides 123 attached single-family townhomes at an overall density of approximately 10.5 dwelling units per acre. The townhomes are arranged primarily around an internal alley and pedestrian network, with the private amenity center located near the center of the development and the neighborhood park located at S. Holland Road and National Parkway.

The PD uses MF-1 regulations as its underlying standards but specifically prohibits multi-family

dwellings and apartments. Individual townhome lots would generally have a minimum width of 20 feet, a minimum habitable area of 1,200 square feet, maximum lot coverage of 75 percent, and a maximum building height of 43 feet.

Minimum setbacks include:

- 10 feet from the front property line
- 5 feet from the side property line abutting a street or another building
- 7.5 feet from the rear property line

All residential units are required to have rear-loaded garages.

The Site Plan is shown in Exhibit C.

Building Elevations

The proposed building elevations establish a generally cohesive architectural character through the use of limestone masonry, cementitious siding, board-and-batten siding, asphalt-shingle roofs, and repeated gable forms. The PD also includes non-monotony standards requiring a minimum of three distinct exterior elevations and regulating the repetition of similar elevations throughout the development.

Staff has identified several concerns with the current elevations. The end elevations contain relatively large areas of uninterrupted wall with limited window openings and architectural articulation, which may be particularly noticeable on buildings visible from streets, open spaces, and other public areas. Greater fenestration and architectural detailing on these elevations would improve visual interest and reduce the appearance of large blank wall areas.

The proposed roof forms also rely substantially on a 4:12 roof pitch with limited roof overhangs. Staff recommends a steeper minimum roof pitch and greater roof overhangs to provide additional depth and improve the proportions and residential character of the buildings.

Although the proposed elevations incorporate different materials and elevation variations, staff finds that additional architectural articulation and variation would improve the overall quality of the proposed residential environment.

The Elevation Plan is shown in Exhibit C.

Landscape and Screening Plan

The proposed landscape and screening plan provides approximately 20-foot landscape buffers along National Parkway and S. Holland Road and approximately 10-foot landscape buffers along the northern and eastern boundaries adjacent to existing single-family residential development.

Masonry screening walls are proposed where townhome lots abut National Parkway and S. Holland Road. Ornamental metal fencing is proposed along the portions of those street frontages adjacent to the neighborhood park. Screening is also provided along the northern and eastern boundaries adjoining existing residential development.

The plan incorporates trees and other landscaping throughout the site, including within perimeter buffers, common open-space areas, the private amenity area, and the neighborhood

park. Pedestrian connections are provided between the residential areas, amenity center, park, and surrounding sidewalk system.

Several discrepancies remain between the development plan and landscape plan and will need to be reconciled as part of the final PD documents should the request be approved.

The Landscape Plan is shown in Exhibit C.

Signage
The proposed PD does not request deviations from the City's sign regulations. All signage will be required to comply with Section 155.090 of the Mansfield Code of Ordinances.

A conceptual neighborhood identification sign is included in Exhibit C.

Summary
The applicant is requesting approval of a Planned Development for a 123-unit attached single-family townhome development on approximately 11.71 acres at the northeast corner of S. Holland Road and National Parkway. The proposal includes rear-loaded townhomes, a centrally located private amenity area, pedestrian connections, common open space, and a neighborhood park at the intersection.

The proposed development contains several site-design features that address compatibility with the surrounding residential neighborhoods, including rear-loaded garages, landscaped buffers, screening, open space, and recreational amenities. The proposed townhome use also provides a residential transition between the intersection and the existing single-family neighborhoods to the north and east.

The primary consideration is the proposed land use. The property is currently entitled for commercial development and is designated Mixed-Use Local by Mansfield 2040. While residential uses are contemplated within the Mixed-Use Local designation, the proposed development is entirely residential and does not include a commercial or other nonresidential component. Townhomes are also identified as having a low level of appropriateness within the Mixed-Use Local designation.

Staff recognizes that the entire 11.71-acre property does not necessarily need to remain commercial to implement the Mixed-Use Local designation. A development incorporating neighborhood-serving commercial or other active nonresidential uses near the intersection of S. Holland Road and National Parkway, with residential uses transitioning toward the existing neighborhoods, would more closely implement the adopted land-use vision while also responding to the surrounding residential context.

Based primarily on the proposed residential-only land use and its relationship to the existing commercial entitlement and Mansfield 2040 Future Land Use Plan, staff recommends **denial** of the Planned Development request as currently proposed.

Strategic Initiative
Focus on the Future
Building Strong Neighborhoods
Develop Strong Economy

Recommendation
The Development Review Committee (DRC) recommends denial of the proposed Planned Development (PD) request as presented.

Suggestions and conditions the Commission should consider if there is a desire to recommend approval:

1. Provide commercial development near the intersection.
2. Condition phasing such that commercial development occurs before or concurrently with residential building permits.
3. Provide enhanced architectural features on the commercial building within the PD standards, including treatment of elevations facing both the roadway and the residential development.
4. Integrate commercial development in a manner that allows residents to conveniently walk to and from the commercial area and provides a cohesive overall design.
5. Provide appropriate transitions from commercial uses to existing single-family uses, including single-family detached development located to the north and east.
6. Revise the architectural features of the proposed elevations to fully incorporate and accurately reflect Staff's recommendations prior to City Council approval.
7. Update the landscape plan to match the development plan.

Funding Source
N/A

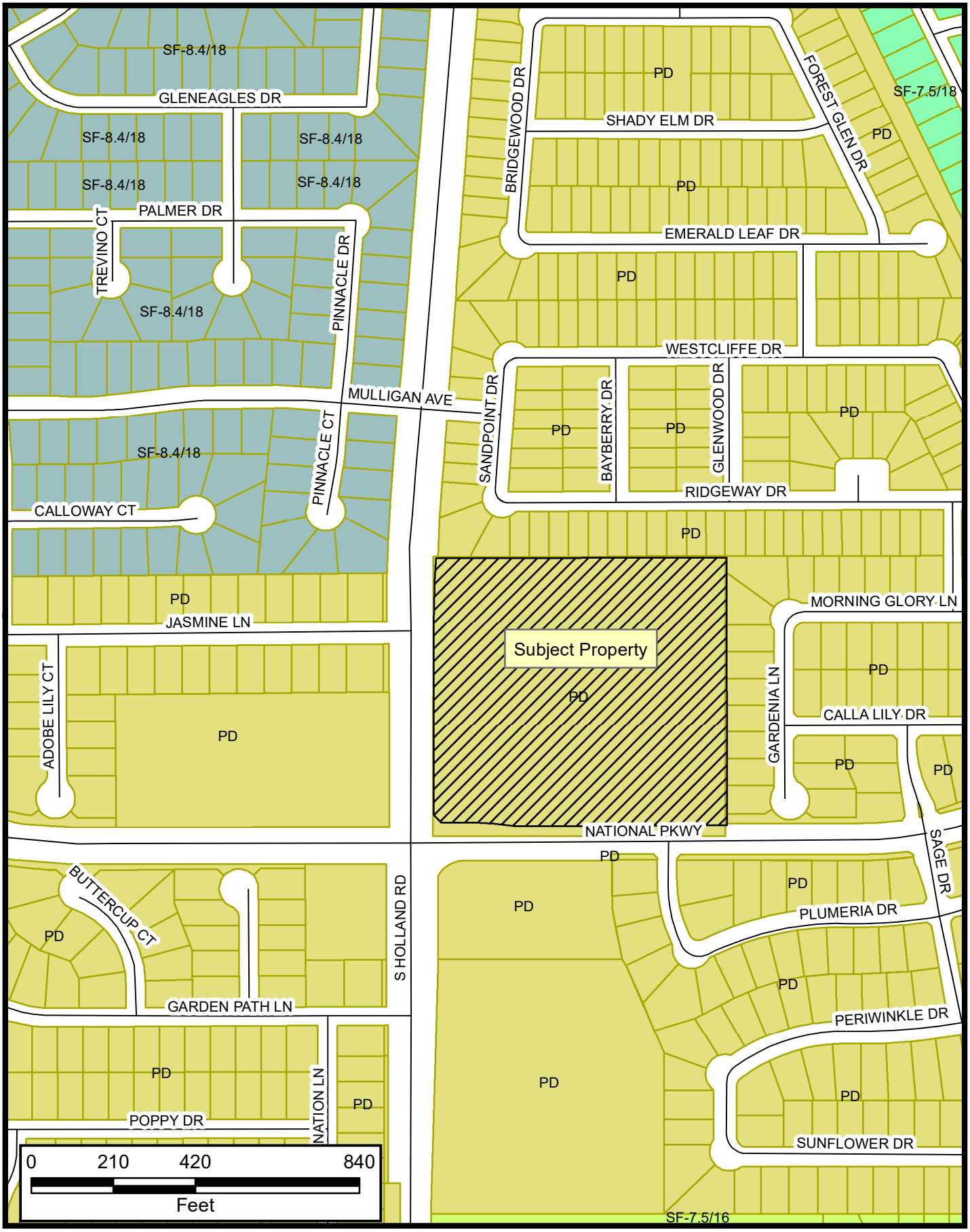
Prepared By
Shirley Emerson, Planner I - (817) 276-4259

MANSFIELD TEXAS

ZC#26-001

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

4/16/2026



MANSFIELD TEXAS

ZC#26-001

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

4/16/2026

Property Owner Notification for ZC#26-001

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
FIRE STATION NO 5 ADDITION	BLK 1	CITY OF MANSFIELD	1200 E BROAD ST	MANSFIELD, TX	76063-1805
GARDEN HEIGHTS	BLK 15	DOWELL, CARLA	400 PLUMERIA DR	MANSFIELD, TX	76063
GARDEN HEIGHTS	BLK 15	NGUYEN, PHUOC	402 PLUMERIA DR	MANSFIELD, TX	76063
GARDEN HEIGHTS	BLK 15	TEXTAUR GARDEN HEIGHTS LLP	9285 HUNTINGTON SQ	NORTH RICHLAND HILLS, TX	76182-4366
GARDEN HEIGHTS	BLK 16	BLACKACRE ROSE LLC	14924 WHIPPOORWILL LN	FRISCO, TX	75035
GARDEN HEIGHTS	BLK 16	HOWARD, GAIL	403 PLUMERIA DR	MANSFIELD, TX	76063
GARDEN HEIGHTS	BLK 16	KAMMAZ, RAJAI	4505 PLUMERIA DR	MANSFIELD, TX	76063
GARDEN HEIGHTS	BLK 16	HOBBS, TAMARA	4507 PLUMERIA DR	MANSFIELD, TX	76063
GARDEN HEIGHTS	BLK 16	GRANT, NELSON	4509 PLUMERIA DR	MANSFIELD, TX	76063
GARDEN HEIGHTS	BLK 16	TEXTAUR GARDEN HEIGHTS LLP	9285 HUNTINGTON SQ	NORTH RICHLAND HILLS, TX	76182-4366
GARDEN HEIGHTS	BLK 2	TEXTAUR GARDEN HEIGHTS LLP	9285 HUNTINGTON SQ	NORTH RICHLAND HILLS, TX	76182-4366
GARDEN HEIGHTS	BLK 2	JOHNSON, SANDRA	4325 JASMINE LN	MANSFIELD, TX	76063-6813
GARDEN HEIGHTS	BLK 25	TATE, AMANDA SELENE	4501 CALLA LILLY DR	MANSFIELD, TX	76063
GARDEN HEIGHTS	BLK 25	GARDNER, TIMOTHY	4500 MORNING GLORY LN	MANSFIELD, TX	76063
GARDEN HEIGHTS	BLK 26	BUZDAS, KENNETH	4503 MORNING GLORY LN	MANSFIELD, TX	76063
GARDEN HEIGHTS	BLK 26	ROSS, JAIME	4501 MORNING GLORY	MANSFIELD, TX	76063
GARDEN HEIGHTS	BLK 26	MALA, SONEPHET	300 GARDENIA LN	MANSFIELD, TX	76063
GARDEN HEIGHTS	BLK 26	LEE, TRENIECE	302 GARDENIA LN	MANSFIELD, TX	76063
GARDEN HEIGHTS	BLK 26	ANDING, BEVERLY	304 GARDENIA LN	MANSFIELD, TX	76063

Property Owner Notification for ZC#26-001

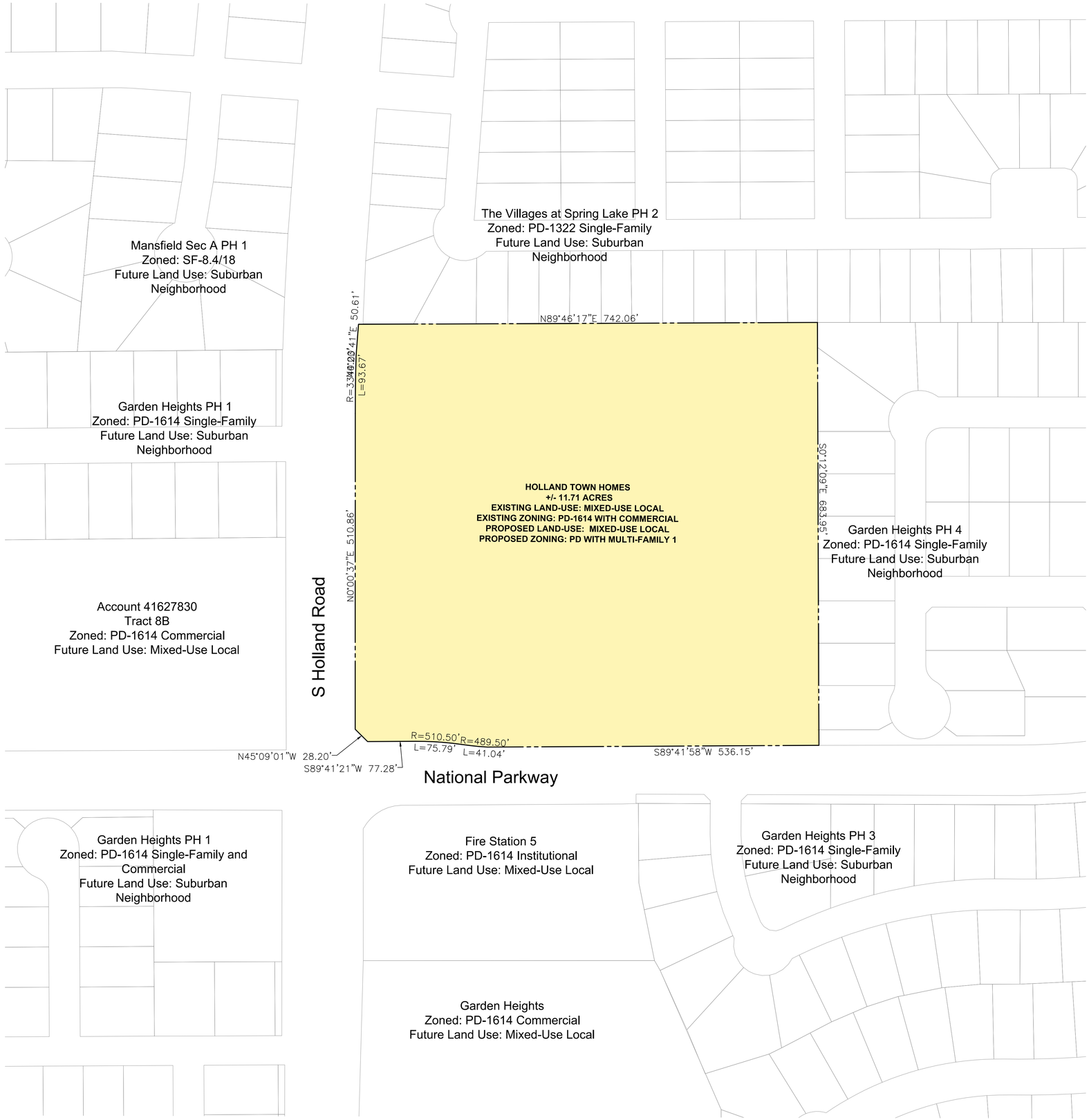
LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
GARDEN HEIGHTS	BLK 26	NGUYEN, VIET	405 BROKEN SWORD DR	LEWISVILLE, TX	75056
GARDEN HEIGHTS	BLK 26	ALBERT, JAMES	308 GARDENIA LN	MANSFIELD, TX	76063
GARDEN HEIGHTS	BLK 26	BROTHERS, MONIQUE	1101 AVERY CT	MANSFIELD, TX	76063
GARDEN HEIGHTS	BLK 26	JACKSON, DONYA PAULETTE	313 GARDENIA LN	MANSFIELD, TX	76063
GARDEN HEIGHTS	BLK 26	THOMAS LIVING TRUST	310 GARDENIA LN	MANSFIELD, TX	76063
GARDEN HEIGHTS	BLK 26	NGUYEN, MACKENZIE	312 GARDENIA LN	MANSFIELD, TX	76063
GARDEN HEIGHTS	BLK 26	GAUTHIER, CHARLA	314 GARDENIA LN	MANSFIELD, TX	76063
GARDEN HEIGHTS	BLK 26	HMH GARDEN HEIGHTS LP	1038 TEXAN TRL	GRAPEVINE, TX	76051
GARDEN HEIGHTS	BLK 3	FADEYI, LAMARILYN	4320 JASMINE LN	MANSFIELD, TX	76063-6814
GARDEN HEIGHTS	BLK 3	TEXTAUR GARDEN HEIGHTS LLP	9285 HUNTINGTON SQ	NORTH RICHLAND HILLS, TX	76182-4366
MANSFIELD NATL SECTION A & B	BLK 16	CARLSON, GORDON	9 PINNACLE CT	MANSFIELD, TX	76063-3483
MANSFIELD NATL SECTION A & B	BLK 16	SPEERS, BRADY J	8 PINNACLE CT	MANSFIELD, TX	76063-3483
MANSFIELD NATL SECTION A & B	BLK 16	SMITH, DARRELL	7 PINNACLE CT	MANSFIELD, TX	76063-3483
NEILL, SAMUEL C SURVEY	A 1159	HOTT FAMILY LP	100 HARNESS LN	GEORGETOWN, TX	78633
NEILL, SAMUEL C SURVEY	A 1159	HOTT FAMILY LP	100 HARNESS LN	GEORGETOWN, TX	78633
NEILL, SAMUEL C SURVEY	A 1159	HOTT FAMILY LP	100 HARNESS LN	GEORGETOWN, TX	78633
VILLAGES AT SPRING LAKE, THE	BLK 16	WIRTH, BRADLEY	210 BAYBERRY DR	MANSFIELD, TX	76063
VILLAGES AT SPRING LAKE, THE	BLK 16	THREET, DOUGLAS E	211 SANDPOINT DR	MANSFIELD, TX	76063-9326
VILLAGES AT SPRING LAKE, THE	BLK 17	HICKS, CODY	210 GLENWOOD DR	MANSFIELD, TX	76063

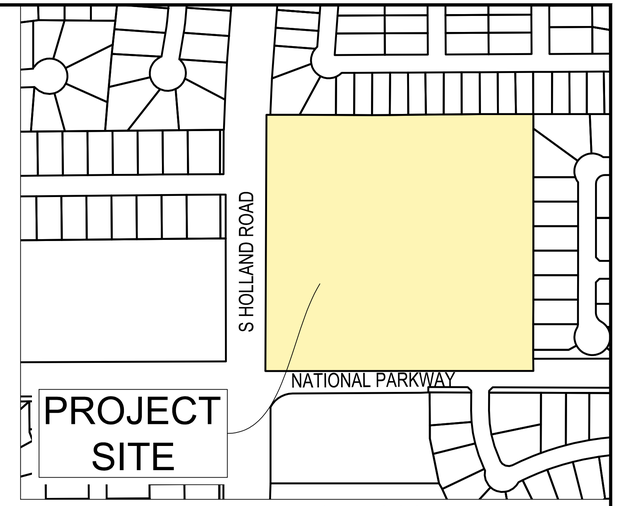
Property Owner Notification for ZC#26-001

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
VILLAGES AT SPRING LAKE, THE	BLK 17	HUFF, LEWIS H	211 BAYBERRY DR	MANSFIELD, TX	76063-8602
VILLAGES AT SPRING LAKE, THE	BLK 18	RAMOS, MARTIN	209 GLENWOOD DR	MANSFIELD, TX	76063-8604
VILLAGES AT SPRING LAKE, THE	BLK 19	KNOWLES, CLAYTON	4408 RIDGEWAY DR	MANSFIELD, TX	76063
VILLAGES AT SPRING LAKE, THE	BLK 19	AGUINAGA, LUIS	4406 RIDGEWAY DR	MANSFIELD, TX	76063
VILLAGES AT SPRING LAKE, THE	BLK 19	MERRITT, CAMMIE	4404 RIDGEWAY DR	MANSFIELD, TX	76063
VILLAGES AT SPRING LAKE, THE	BLK 19	MCCOWEN, SHERRONE D	4402 RIDGEWAY DR	MANSFIELD, TX	76063-8609
VILLAGES AT SPRING LAKE, THE	BLK 19	DIAZ, BRENDA	4990 BUFFALO ST	MIDLOTHIAN, TX	76065
VILLAGES AT SPRING LAKE, THE	BLK 19	OWENS, ALEX	214 SANDPOINT DR	MANSFIELD, TX	76063-5542
VILLAGES AT SPRING LAKE, THE	BLK 19	A & D CUSTOM BUILDERS INC	7008 HOVENKAMP AVE	RICHLAND HILLS, TX	76118-5728
VILLAGES AT SPRING LAKE, THE	BLK 19	HAYES, PATRICIA H	4416 RIDGEWAY DR	MANSFIELD, TX	76063-8609
VILLAGES AT SPRING LAKE, THE	BLK 19	LI, MEI	4414 RIDGEWAY DR	MANSFIELD, TX	76063
VILLAGES AT SPRING LAKE, THE	BLK 19	ASFAW, NATNAEL	4412 RIDGEWAY DR	MANSFIELD, TX	76063
VILLAGES AT SPRING LAKE, THE	BLK 19	PANDEY, MANISH	12861 REGAN LN	SARATOGA, CA	95070-4366
VILLAGES AT SPRING LAKE, THE	BLK 19	ELDRIDGE, STEVEN	4506 RIDGEWAY DR	MANSFIELD, TX	76063
VILLAGES AT SPRING LAKE, THE	BLK 19	DAVILA, BRIGIDA	4504 RIDGEVIEW DR	MANSFIELD, TX	76063
VILLAGES AT SPRING LAKE, THE	BLK 19	SMITH, MATHEW	5509 MORGAN WAY	FREDERICK, CO	80504
VILLAGES AT SPRING LAKE, THE	BLK 19	MCINTIER, DALE	4500 RIDGEWAY DR	MANSFIELD, TX	76063
VILLAGES AT SPRING LAKE, THE	BLK 19	DANIEL, CHRISTOPHER	4424 RIDGEWAY DR	MANSFIELD, TX	76063-8609
VILLAGES AT SPRING LAKE, THE	BLK 19	GONZALEZ, ERIBERTO	4422 RIDGEWAY DR	MANSFIELD, TX	76063

Property Owner Notification for ZC#26-001

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
VILLAGES AT SPRING LAKE, THE	BLK 19	SANCHEZ, EARVIN	4420 RIDGEWAY DR	MANSFIELD, TX	76063
VILLAGES AT SPRING LAKE, THE	BLK 19	PHAM, WINSTON N	2716 FUENTE	GRAND PRAIRIE, TX	75054-5529
VILLAGES AT SPRING LAKE, THE	BLK 19	NDAMBUKI, JENNIFER	212 SANDPOINT DR	MANSFIELD, TX	76063-5542





Vicinity Map 1" = 200'

METES AND BOUNDS DESCRIPTION
FOR A 11.713 ACRE TRACT

BEING A 11.713 ACRE TRACT, SITUATED IN THE SAMUEL C. NEILL SURVEY, ABSTRACT NO. 1159, TARRANT COUNTY, TEXAS, AND BEING THE REMAINDER OF A CALLED 13.085 ACRE TRACT, TRACT III, DESCRIBED TO HOTT FAMILY LIMITED PARTNERSHIP IN DEED, RECORDED IN DOC. NO. D209316707, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS (O.P.R.) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD83), EPOCH 2010, NORTH CENTRAL ZONE (4202);

BEGINNING AT A 1/2 INCH ROD WITH CAP STAMPED "BEASLEY RPLS 6066" FOUND AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY (R.O.W.) LINE OF SOUTH HOLLAND ROAD (R.O.W. VARIES) AND THE NORTH R.O.W. LINE OF NATIONAL PARKWAY (R.O.W. VARIES) FOR THE NORTH END OF A CUTBACK CORNER AND THE NORTHERNMOST SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE: WITH THE EAST R.O.W. LINE OF SAID SOUTH HOLLAND ROAD, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1. N 00°00'37" E, A DISTANCE OF 510.86 FEET TO A CAPPED 1/2 INCH IRON ROD STAMPED "BEASLEY" FOUND FOR THE BEGINNING OF A CURVE TO THE RIGHT;
2. WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 3340.00 FEET, A DELTA ANGLE OF 01° 36' 25", AN ARC LENGTH OF 93.67 FEET, AND A CHORD BEARING AND DISTANCE OF N 00°48'50" E, 93.67 FEET TO A CAPPED 1/2 INCH IRON ROD STAMPED "BEASLEY" FOUND, BEARS; N 82°32' W, 0.5 FEET;
3. N 04°23'41" E, A DISTANCE OF 50.61 FEET TO A 1/2 IRON ROD FOUND FOR THE SOUTHWEST CORNER OF LOT 5, BLOCK 19, THE VILLAGES AT SPRING LAKE, AN ADDITION TO THE CITY OF MANSFIELD ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN DOC. NO. 203227189, PLAT RECORDS OF TARRANT COUNTY, TEXAS (P.R.) AND THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE: N 89°46'17" E, WITH THE SOUTH LINE OF SAID BLOCK 19, A DISTANCE OF 742.06 FEET TO A CAPPED 1/2 INCH IRON ROD STAMPED "BEASLEY" FOUND ON THE SOUTH LINE OF LOT 18 OF SAID BLOCK 19 FOR THE NORTHWEST CORNER OF LOT 15, BLOCK 26, GARDEN HEIGHTS PHASE FOUR, AN ADDITION TO THE CITY OF MANSFIELD ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN DOC. NO. D217262673, P.R. AND THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE: S 00°12'09" E, WITH THE WEST LINE OF SAID BLOCK 26, A DISTANCE OF 683.95 FEET TO A POINT ON THE NORTH R.O.W. LINE OF SAID NATIONAL PARKWAY FOR THE SOUTHWEST CORNER OF LOT 1 OF SAID BLOCK 26, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 1/2 INCH IRON ROD STAMPED "BEASLEY" FOUND BEARS, N 17°06' E, – 0.8 FEET;

THENCE: WITH THE NORTH R.O.W. LINE OF SAID NATIONAL PARKWAY, THE FOLLOWING FOUR (4) COURSES AND DISTANCES;

1. S 89°41'58" W, A DISTANCE OF 536.15 FEET TO A CUT "X" FOUND FOR THE BEGINNING OF A CURVE TO THE RIGHT;
2. WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 489.50 FEET, A DELTA ANGLE OF 04° 48' 14", AN ARC LENGTH OF 41.04 FEET AND A CHORD BEARING AND DISTANCE OF N 84°12'24" W, 41.03 FEET TO A CUT "X" FOUND FOR THE BEGINNING OF A CURVE TO THE LEFT;
3. WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 510.50 FEET, AN ARC LENGTH OF 75.79 FEET, A DELTA ANGLE OF 08° 30' 22", AND A CHORD BEARING AND DISTANCE OF N 86°03'28" W, 75.72 FEET TO A 1/2 INCH CAPPED IRON ROD STAMPED "COLLIERS" SET FOR THE END OF SAID CURVE;
4. S 89°41'21" W, A DISTANCE OF 77.28 FEET TO A CUT "X" FOUND AT THE INTERSECTION OF THE NORTH R.O.W. LINE OF SAID NATIONAL PARKWAY AND THE EAST R.O.W. LINE OF SAID SOUTH HOLLAND ROAD FOR THE SOUTH END OF SAID CUTBACK CORNER;

THENCE: N 45°09'01" W, WITH THE SAID CUTBACK CORNER, A DISTANCE OF 28.20 FEET TO THE POINT OF BEGINNING, CONTAINING 11.713 ACRES (510,240 SQUARE FEET) OF LAND.

GRAPHIC SCALE
0 20 40 80
1 inch = 40 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

McADAMS
The John R. McAdams Company, Inc.
111 Hillside Drive
Lewisville, Texas 75057

phone 972. 436. 9712
fax 972. 436. 9715
TBPE: 19762 TBPLS: 10194440

www.mcadamsco.com

CLIENT
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Mr. Keaton Herrera
601 S Tryon St. Suite 800
Charlotte, NC 28202
760-409-6063
kherrera@crescentcommunities.com

FIRM
McAdams
Mr. Joshua Barton
4400 State HWY 121
Suite 800 Lewisville, TX 75056
469-939-8845
jbarton@mcadamsco.com

Harmon Mansfield

Development Plan
+/- 11.71 ACRES
124 RESIDENTIAL LOTS
SAMUEL C NEILL SURVEY
1159 ABSTRACT NUMBER
Mansfield, TX Tarrant County

EXHIBIT "C"

REVISIONS

NO.	DATE	DESCRIPTION
1		
2		

PLAN INFORMATION

PROJECT NO.	CRS25003
FILENAME	CRS25003 - HOLLAND TOWN HOMES - ZONING BASE.DWG
CHECKED BY	
DRAWN BY	PF
SCALE	40 SCALE
DATE	07/15/2026

SHEET

DP
ZC #26-001

2:20pm\w\Projects\CRS\CRS25003\04 Production\Planning + Design\Concept Design\CAD\CRS25003 - Holland Town Homes - Zoning Base.dwg, 7/13/2026 2:31:08 PM, Patricia Fort

MCADAMS
4400 State Highway 121
Suite 800
Lewisville, TX 75056
972. 436. 9712

CRS25003

July 15th, 2026

City of Mansfield
1200 E. Broad St.
Mansfield, TX 76063
P: 817-276-4200

RE: Harmon Mansfield – Narrative for Planned Development Rezoning Application

Please accept this letter, on behalf of Crescent Communities, as an explanation of the proposed planned development rezoning application. The site is located on the square shaped lot on the northeast corner of S Holland Rd and National Parkway. We are proposing to rezone the property to a Planned Development with base zoning of Multi-Family Residential District (MF-1), which would allow for the town home development and surrounding community to be closer to community amenities. The site is approximately 11.71 acres. The subject property is currently zoned Planned Development (PD) 1614, the intent of this application is to remove this property from the existing Planned Development (1614) and establish a new Planned Development.

The subject property is currently zoned Planned Development (PD) 1614 with a base zoning of Community Business District (C-2). The property directly to the north is zoned Planned Development-1322 and is developed with single-family residential uses. Properties to the west across S Holland Rd and south across National Parkway are zoned Planned Development-1614 and are currently vacant but planned for future commercial development; the southern property also includes an existing fire station. The property directly to the east is likewise zoned Planned Development-1614 and contains single-family residential uses.

The proposed zoning is compatible with the surrounding land use pattern and will assimilate well into the existing context. The development provides an appropriate transition from the uses at the intersection of National Parkway and South Holland Road to the surrounding single-family residential areas, helping to ensure compatibility in scale, intensity, and character.

MANSFIELD 2040

The subject property is designated Mixed-Use Local in the Mansfield 2040 Future Land Use Plan, which is intended to support a medium to high-scale mixed-use development that integrates residential and nonresidential uses within a walkable, neighborhood-oriented environment. While the Mixed-Use Local designation anticipates a balance of residential and commercial uses, it also allows for flexibility in building scale, intensity, uses, and configuration to ensure compatibility with surrounding development patterns.

The proposed development fulfills the intent of the Mixed-Use Local designation by incorporating a mix of residential housing types in the community by adding townhomes—along with a community park amenity. This approach maintains the fundamental mixed-use framework envisioned by the 2040 Plan while intentionally reducing overall development intensity.

Given the site's proximity to established single-family neighborhoods, the proposed layout emphasizes a neighborhood park and a greater proportion of residential uses to provide a sensitive transition in land use, scale, and character. Lower-intensity residential forms, such as townhomes, are strategically located to buffer adjacent neighborhoods while still supporting walkability and internal connectivity. This design approach is consistent with the Plan's guidance to consider surrounding context and to integrate mixed-use development in a manner that minimizes land use conflicts.

The Mixed Use Local designation in the Mansfield 2040 Comprehensive Plan establishes an ideal long-term land use balance of 50% commercial and 50% residential; however, this balance is intended to be achieved across the broader mixed-use area, not necessarily on every individual property. Along the intersection of Holland Road and National Parkway, several surrounding tracts are also designated Mixed Use Local and remain largely undeveloped, providing substantial future opportunity for additional commercial uses. Because these adjacent properties still have ample vacant land available, the overall area retains the ability to meet the intended 50/50 distribution as development progresses. Although the proposed development is predominantly residential, we believe the remaining undeveloped acreage in the corridor can accommodate the additional commercial intensity needed to achieve the plan's cumulative targets.

The inclusion of townhomes directly advances Goal NH.1 of the Mansfield 2040 Plan, which encourages inclusive housing options and a variety of multi-generational housing types. By providing multiple residential formats within the same development, the project supports housing choice while remaining compatible in scale and character with nearby neighborhoods.

The development also aligns with Goal NH.2: Support Our Existing Neighborhoods, by emphasizing contextual design and land use transitions. The amenity park and lower-intensity residential uses help ensure compatibility with adjacent single-family areas, while internal street connectivity, pedestrian circulation, and shared access support safe and efficient movement throughout the site. Overall, the proposed layout demonstrates how the Mixed-Use Local designation and varied residential housing types can work together to create a cohesive, compatible development that supports Mansfield's long-term vision for inclusive housing, neighborhood compatibility, and sustainable growth.

The development team conducted a neighborhood meeting that included all five surrounding subdivisions, complemented by multiple discussions with the respective HOA boards. During these conversations, residents primarily expressed concerns regarding future traffic impacts along Holland Road and, more significantly, National Parkway, as well as the uncertainty surrounding how the property may ultimately develop. Many neighbors shared apprehension about the potential for a higher-density use being introduced in the future. Overall, however, the community was generally supportive of a development program consisting of single-family homes and townhomes, recognizing that this level of intensity is significantly lower than what is currently allowable on the property and offers a more compatible transition to the surrounding neighborhoods.

PROJECT DESCRIPTION

The proposed Holland Town Homes development is a mixed-use residential project located at the intersection of South Holland Road and National Parkway in Mansfield, Texas. The project is designed to provide a complementary mix of rear-entry town homes and a community neighborhood park uses in a cohesive, that transitions appropriately between surrounding commercial corridors and adjacent single-family neighborhoods.

The Concept Plan proposes a total of 131 rear-entry townhome units distributed across multiple building types. The residential layout emphasizes rear-entry garages accessed from alleys to reduce curb cuts, enhance streetscape quality, and support walkability throughout the development. Lot dimensions, setbacks, and building placement are designed to ensure compatibility with nearby residential uses while maintaining efficient land utilization.

The townhome configuration along the west, north, and east property lines is designed as a courtyard layout, with three townhomes on each side organized around a central open space. The units are accessed by rear-loaded alleys, which allows the rear of the townhomes to be oriented away from the adjacent single-family properties. This layout increases separation and provides additional green space along the project boundaries. A minimum of 15 feet is now provided between the property line and the

nearest townhome lot line. In addition, a perimeter trail with enhanced tree plantings has been incorporated, further buffering the edges of the development. This design also eliminates alleys adjacent to the single-family properties, resulting in a more compatible interface.

The proposed park is thoughtfully designed as an engaging, multi-functional community space that balances recreation, relaxation, and natural features. At its heart, a vibrant playground is nestled within a looping 12-foot-wide walking path, complemented by shaded seating areas and gently contoured turf berms that create a comfortable and inviting environment for families. Adjacent to the playground, a flexible open lawn provides space for casual gatherings and informal play, supported by additional shaded seating and a pavilion for community events or everyday use. A unique sculpture and history garden near the entry adds a placemaking element, offering a quiet space for reflection and learning. The park is further enhanced by a network of trails that connect the various amenities and extend around the perimeter, lined with additional trees to create a lush, shaded experience. A central plaza space with a shade structure anchors the eastern portion of the park, while a thoughtfully integrated bio-swale introduces both visual interest and sustainable stormwater management. Together, these elements create a cohesive, amenity-rich park that supports active lifestyles while maintaining strong aesthetic and environmental value.

A private amenity area serves the residential portion of the development and includes an amenity building, pool, and walking trails, creating a focal point for community activity and open space. Green space and sidewalk connections are integrated throughout the site to provide connectivity between residential areas, amenities, and the community.

Overall, the Concept Plan reflects a balanced development approach that incorporates varied housing types and high-quality amenities while responding to site constraints, surrounding land uses, and City of Mansfield development standards. The layout provides a logical transition from the intersection to adjacent single-family areas and supports the City's long-term goals for compatible, well-designed mixed-use development.

PROJECT TIMELINE

Since early November 2025, the project team has worked collaboratively with City of Mansfield planning staff through multiple concept iterations to address policy guidance, technical standards, and compatibility concerns related to the proposed development.

The process began with Concept A, provided on November 3, 2025, which proposed a fully residential development consisting of 130 units, a 1.25-acre public neighborhood park, a private amenity center, and

enhanced open space, with no commercial component. While staff acknowledged several positive elements, feedback provided on November 7, 2025, indicated that a 100 percent residential development was inconsistent with the Mansfield 2040 Land Use Plan, which calls for a mix of residential and non-residential uses. Additional concerns were raised regarding the lack of housing diversity, unacceptable front-entry product types, and insufficient pedestrian-oriented streetscape design. A follow-up meeting was held with planning staff on November 11, 2025, to discuss these comments in greater detail.

In response, Concept B was provided on November 25, 2025, incorporating substantial revisions. These changes included the removal of the public park, the addition of a 10,000-square-foot commercial

building on a one-acre lot, the introduction of detached single-family homes along the north and east property lines to improve compatibility, a 15-foot buffer along adjacent single-family areas, elimination of front-entry products, and confirmation that all residential lots would be individually platted. Concept B reduced the total unit count slightly to 129 units while addressing the City's request for mixed-use and transitional design.

Concept C, provided on December 3, 2025, refined Concept B by modestly increasing the unit count to 134 units, relocating the amenity center to create a larger and more functional central open space, and adjusting on-street parking. However, staff feedback provided on December 4, 2025, raised a series of technical and engineering concerns, including inadequate depth for rear-entry detached units, insufficient space for street trees and driveways, right-of-way widths below staff expectations, alley configurations that conflicted with primary entrances, and challenges related to street-to-alley transitions between the residential and commercial areas. Staff also expressed concern that the cumulative changes were reducing the effectiveness of the proposed green street network.

To address these comments, Concept D was provided on December 17, 2025, incorporating significant dimensional and layout adjustments. These revisions included increasing residential right-of-way widths to align with Mansfield standards, revising alley locations and widths to improve fire access and circulation, eliminating dead-end streets terminating into alleys, increasing the depth and setbacks of single-family detached and townhome products, and fully separating the commercial lot from the residential areas. Additional refinements were made to setbacks along Holland Road, National Parkway, and adjacent single-family properties. Concept D resulted in a total of 133 units and reflected extensive efforts to respond directly to staff's technical and compatibility concerns.

This timeline reflects the evolution of the current concept plan, culminating in a design that places a park at the corner of National Parkway and Holland Road. The townhomes buffer the planned

commercial uses at the remaining three intersections, providing a thoughtful transition to the adjacent single-family neighborhood. The plan incorporates substantial input from nearby residents, along with ongoing collaboration with City staff, and is guided by the vision outlined in the Mansfield 2040 Plan.

We are very pleased with the high level of collaboration throughout this process. We believe the resulting plan represents the strongest and most thoughtful path forward, balancing community feedback, planning objectives, and responsible development practices. We look forward to continuing our open dialogue with staff as the project progresses and remain committed to delivering a high-quality development that best serves the City of Mansfield.

Thank you for your consideration of the presented request. We look forward to working with the City of Mansfield on this exciting and unique project. Please feel free to contact us to discuss any comments or questions you have during the review.

Sincerely,
MCADAMS

Patricia Fant, AICP
Planning + Entitlements

3421 Paesanos Pkwy, Ste. 200 San Antonio TX 78231 US
Main: 877 627 3772
https://colliersengineering.com/

TBPELS Reg. 10194550 • TBPE Reg. F-14909 • TBPG 50617

Colliers Engineering & Design

EXHIBIT "A"
METES AND BOUNDS DESCRIPTION
FOR A 11.713 ACRE TRACT
ZC #26-001

BEING A 11.713 ACRE TRACT, SITUATED IN THE SAMUEL C. NEILL SURVEY, ABSTRACT NO. 1159, TARRANT COUNTY, TEXAS, AND BEING THE REMAINDER OF A CALLED 13.085 ACRE TRACT, TRACT III, DESCRIBED TO HOTT FAMILY LIMITED PARTNERSHIP IN DEED, RECORDED IN DOC. NO. D209316707, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS (O.P.R.) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD83), EPOCH 2010, NORTH CENTRAL ZONE (4202);

BEGINNING AT A 1/2 INCH ROD WITH CAP STAMPED "BEASLEY RPLS 6066" FOUND AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY (R.O.W.) LINE OF SOUTH HOLLAND ROAD (R.O.W. VARIES) AND THE NORTH R.O.W. LINE OF NATIONAL PARKWAY (R.O.W. VARIES) FOR THE NORTH END OF A CUTBACK CORNER AND THE NORTHERNMOST SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE: WITH THE EAST R.O.W. LINE OF SAID SOUTH HOLLAND ROAD, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1. N 00°00'37" E, A DISTANCE OF 510.86 FEET TO A CAPPED 1/2 INCH IRON ROD STAMPED "BEASLEY" FOUND FOR THE BEGINNING OF A CURVE TO THE RIGHT;

2. WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 3340.00 FEET, A DELTA ANGLE OF 01° 36' 25", AN ARC LENGTH OF 93.67 FEET, AND A CHORD BEARING AND DISTANCE OF N 00°48'50" E, 93.67 FEET TO A CAPPED 1/2 INCH IRON ROD STAMPED "BEASLEY" FOUND, BEARS; N 82°32' W, 0.5 FEET;

3. N 04°23'41" E, A DISTANCE OF 50.61 FEET TO A 1/2 IRON ROD FOUND FOR THE SOUTHWEST CORNER OF LOT 5, BLOCK 19, THE VILLAGES AT SPRING LAKE, AN ADDITION TO THE CITY OF MANSFIELD ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN DOC. NO. 203227189, PLAT RECORDS OF TARRANT COUNTY, TEXAS (P.R.) AND THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE: N 89°46'17" E, WITH THE SOUTH LINE OF SAID BLOCK 19, A DISTANCE OF 742.06 FEET TO A CAPPED 1/2 INCH IRON ROD STAMPED "BEASLEY" FOUND ON THE SOUTH LINE OF LOT 18 OF SAID BLOCK 19 FOR THE NORTHWEST CORNER OF LOT 15, BLOCK 26, GARDEN HEIGHTS PHASE FOUR, AN ADDITION TO THE CITY OF MANSFIELD ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN DOC. NO. D217262673, P.R. AND THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE: S 00°12'09" E, WITH THE WEST LINE OF SAID BLOCK 26, A DISTANCE OF 683.95 FEET TO A POINT ON THE NORTH R.O.W. LINE OF SAID NATIONAL PARKWAY FOR THE SOUTHWEST CORNER OF LOT 1 OF SAID BLOCK 26, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 1/2 INCH IRON ROD STAMPED "BEASLEY" FOUND BEARS, N 17°06' E, - 0.8 FEET;

Colliers Engineering & Design

THENCE: WITH THE NORTH R.O.W. LINE OF SAID NATIONAL PARKWAY, THE FOLLOWING FOUR (4) COURSES AND DISTANCES;

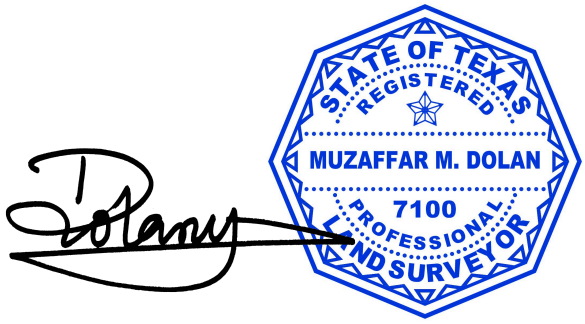
1. S 89°41'58" W, A DISTANCE OF 536.15 FEET TO A CUT "X" FOUND FOR THE BEGINNING OF A CURVE TO THE RIGHT;

2. WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 489.50 FEET, A DELTA ANGLE OF 04° 48' 14", AN ARC LENGTH OF 41.04 FEET AND A CHORD BEARING AND DISTANCE OF N 84°12'24" W, 41.03 FEET TO A CUT "X" FOUND FOR THE BEGINNING OF A CURVE TO THE LEFT;

3. WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 510.50 FEET, AN ARC LENGTH OF 75.79 FEET, A DELTA ANGLE OF 08° 30' 22", AND A CHORD BEARING AND DISTANCE OF N 86°03'28" W, 75.72 FEET TO A 1/2 INCH CAPPED IRON ROD STAMPED "COLLIERS" SET FOR THE END OF SAID CURVE;

4. S 89°41'21" W, A DISTANCE OF 77.28 FEET TO A CUT "X" FOUND AT THE INTERSECTION OF THE NORTH R.O.W. LINE OF SAID NATIONAL PARKWAY AND THE EAST R.O.W. LINE OF SAID SOUTH HOLLAND ROAD FOR THE SOUTH END OF SAID CUTBACK CORNER;

THENCE: N 45°09'01" W, WITH THE SAID CUTBACK CORNER, A DISTANCE OF 28.20 FEET TO THE **POINT OF BEGINNING**, CONTAINING 11.713 ACRES (510,240 SQUARE FEET) OF LAND.



2/13/2026

MUZAFFAR M. DOLAN
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 7100
STATE OF TEXAS
FIRM NO. 10194550
PROJECT NO. 25005232A

DATE

Exhibit "B"
Development Standards
Harmon Mansfield, ZC 26-001
Planned Development District
Land Use and Development Regulations
Mansfield, Texas

PURPOSE AND INTENT

The purpose and intent of this Planned Development District is to create a development by allowing a compatible mix of single-family residential townhomes and neighborhood-serving amenities. The development is intended to provide inclusive housing options for the surrounding community. Residential and amenity uses are designed to be compatible in scale and intensity with adjacent development, minimize impacts to traffic and municipal services, and support the long-term vitality and livability of the area. The subject property is currently zoned Planned Development (PD) 1614, the intent of this application is to remove this property from the existing Planned Development (1614) and establish a new Planned Development.

LAND USE AND DEVELOPMENT REGULATIONS

Development shall be in compliance with all regulations applicable to the Multi-Family Residential District (MF-1), uses contained in the Mansfield's Code of Ordinance, as of the date of this approved planned development, except as otherwise provided in this Ordinance. Any deviations from the underlying zoning or development standards are intended to accommodate the unique design and character of the development. In the event of a conflict between these Planned Development regulations and any other ordinance or regulation, the provisions of this Planned Development shall govern.

EXHIBITS.

A. The following Exhibits are incorporated into this Planned Development.
   1. Exhibit "A": Metes and Bounds
   2. Exhibit "B": Development Standards
   3. Exhibit "C": Development Plan Exhibits
      a) Development Plan
      b) Elevations
      c) Landscape Plan
      d) Zoning Exhibit
      e) Sign Imagery Plan

DISTRICT REGULATIONS. The following zoning districts and regulations shall apply to this planned development as depicted on Exhibit "C":

B. Residential District

1. Permitted Uses. Except as provided in this section, uses listed as Permitted Uses in the Multi-Family Residential District (MF-1) in the City's Zoning Ordinance may be permitted in this Planned Development.

2. Prohibited Uses. The uses listed below, which are permitted within the Multi-Family Residential District (MF-1), are prohibited in this Planned Development.

   a) The following additional uses are prohibited in the Multi-Family Residential District (MF-1):

      i. Multi-Family Dwelling
      ii. Apartments

3. Dimensional Regulations. Except as provided in this section, the dimensional regulations in the Multi-Family Residential District (MF-1) in the City's Zoning Ordinance shall apply to attached single-family dwellings.

   a) Regulations for Dwellings, single-family attached.
      i. Minimum lot area. The minimum habitable area for a principal building shall be 1,200 square feet of enclosed space, not including garages, patios, and porches.
      ii. Minimum lot width. The minimum lot width shall be 20-feet.
      iii. Minimum front yard. The minimum front yard requirement shall be 10-feet.
      iv. Minimum Square Footage. The minimum square footage shall be 1,200 square feet.
      v. Minimum side yard. The minimum side yard when abutting a street and building shall be 5-feet.
      vi. Minimum rear yard. The minimum rear yard requirement shall be 7.5-feet.
      vii. Maximum lot coverage. The maximum lot coverage requirement shall be 75-percent.
      viii. Maximum height. The maximum height shall be 43 feet.
      ix. All lots shall have rear loaded garages.

4. Density. The combined maximum residential density in MF-1 single family attached shall not exceed 123 units. The density shall be 10.50 dwelling units per acre.

   a) There shall be 123 attached single-family homes.

C. Open Space Areas. All open space areas and amenity center in the MF-1 District shall be privately owned and maintained by the HOA.

DEVELOPMENT REGULATIONS

D. Elevations. All elevations shall generally comply with the attached Exhibit "C", Elevations.

E. Landscape Buffers and Screening. All landscape and screening standards for the entire Planned Development shall meet the standards in the City's Code of Ordinances, unless mentioned below. The Landscape shall comply with the Landscape Plan, Exhibit "C".

1. The minimum Landscape Buffer along National Parkway and S Holland Rd shall be approximately 20-feet.
2. The minimum Landscape Buffer along the adjacent single-family residential to the north and east shall be approximately 10-feet.
3. The Landscape Buffer yard along the adjacent single-family residential to the north and east shall have 1 canopy tree per every 25 linear feet where possible.
4. The screening along National Parkway shall consist of a masonry wall where the townhome lots abut National Parkway. Along the portion of National Parkway adjacent to the park, a 4-foot decorative ornamental metal fence shall be provided.
5. The screening along Holland Road shall consist of a masonry wall where the townhome lots abut Holland Road. Along the portion of Holland Road adjacent to the park, a 4-foot decorative ornamental metal fence shall be provided.
6. The screening along the single-family residential will have final approved wall materials directed by the City Council and adjacent residences. The fence currently matches the Development Plan which is masonry.
7. The maintenance of the screening wall between this development and the single-family to the north and east, shall be maintained by this developments HOA.

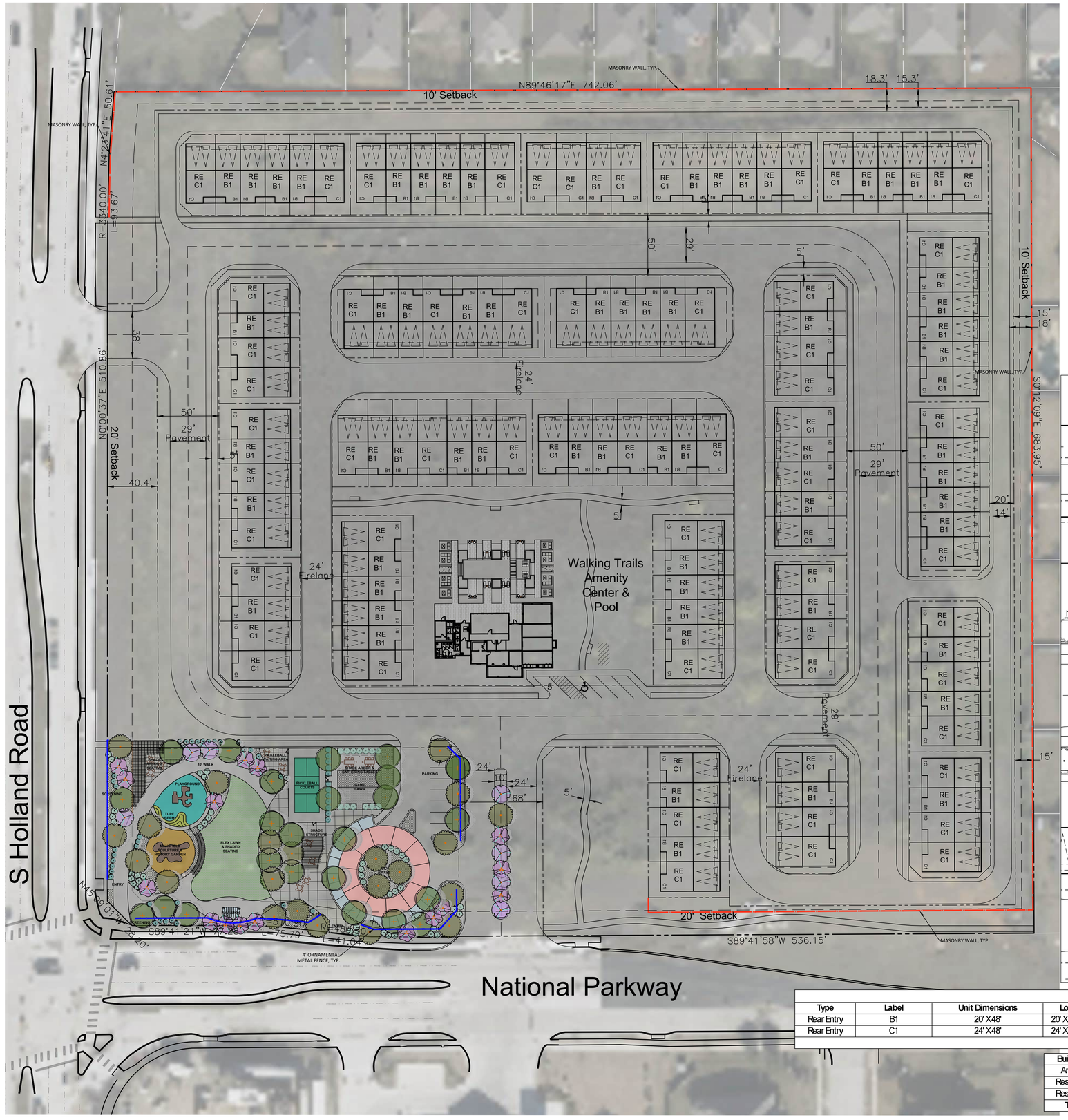
F. Signage. All signs within this Planned Development shall meet the signs standards within the City's Code of Ordinances.

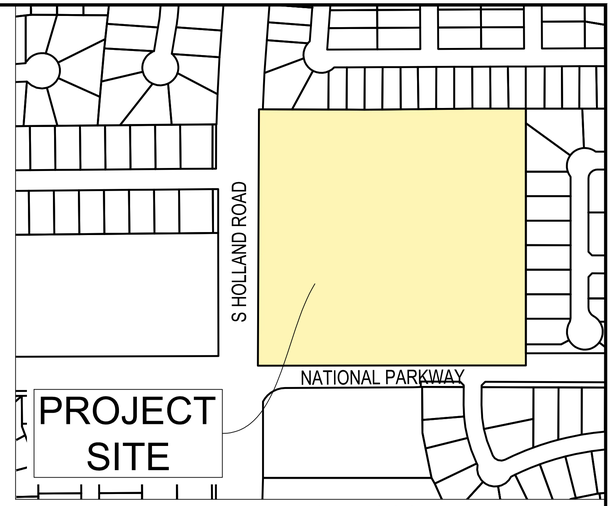
G. Phasing. The infrastructure under this Planned Development District shall occur as a single phase.

H. Non-Monotony. To promote architectural variety within the development, repeated floorplans may be used; however, a minimum of three (3) distinct exterior elevations shall be provided. An elevation may be repeated only if it is located at least three (3) buildings away from another building with the same or substantially similar elevation along the same block face. The same or substantially similar elevation shall not be repeated directly across an alley or on the building immediately adjacent (left or right) to the home directly across the alley.

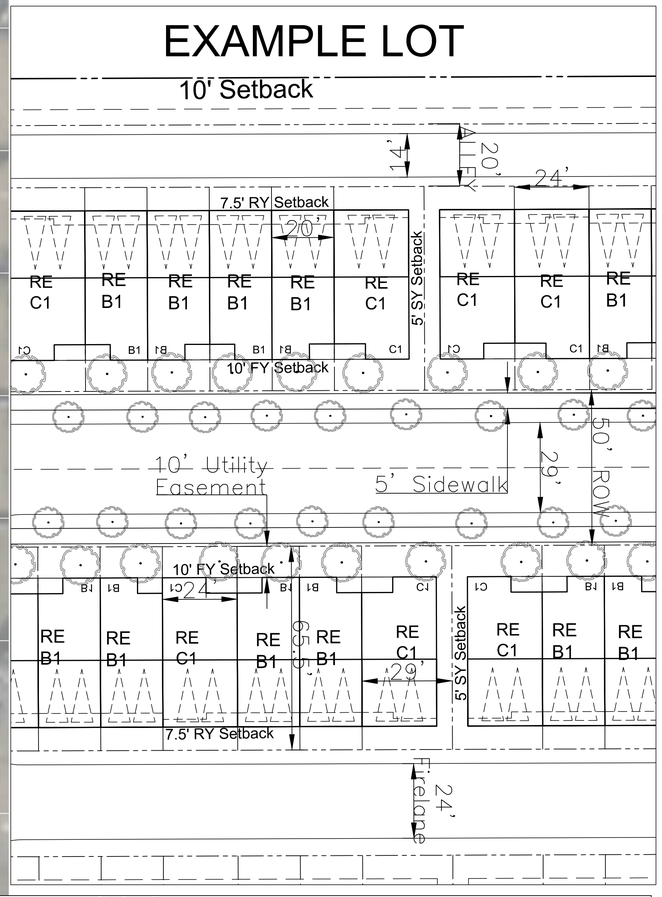
I. Elevation Changes: Significant elevation changes must be provided to ensure adjacent buildings are visually distinct and are not perceived as the same home. Elevation variations shall incorporate the architectural features identified in Exhibit C, as applicable to the approved building elevations. These features may include changes to rooflines, window and door configurations, porches, architectural projections, materials, garage configurations, and other prominent architectural elements.

J. HVAC Units. All HVAC units shall be located behind the rear facade of the units. For end cap units, the HVAC unit may be on the side of the building, provided the equipment is screened from a public street with an opaque fence.





Vicinity Map 1" = 200'



Site Data Table

Type	Label	Unit Dimensions	Lot Dimensions	Front Yard Setbacks	Side Yard Setbacks	Rear Yard Setbacks	Total Units	Density
Rear Entry	B1	20'X48'	20'X65.5', 25'X65.5'	10'	0', 5'	7.5'	63	
Rear Entry	C1	24'X48'	24'X65.5', 29'X65.5'	10'	0', 5'	7.5'	60	
						Total:	123	10.50 du/ac

Building#	Designation	Parking Ratio	Required Parking	Provided Parking
Amenity	Park and Center	-	-	12
Residential	Garages	2 spaces per Dwelling Unit	246	262
Residential	"On-Street"	-	-	98
Total:			246	372

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

McAdams
The John R. McAdams Company, Inc.
111 Hillside Drive
Lewisville, Texas 75057

phone 972. 436. 9712
fax 972. 436. 9715
TBPE: 19762 TBPLS: 10194440

www.mcadamsco.com

CLIENT
Crescent Communities
Mr. Keaton Herrera
601 S Tryon St. Suite 800
Charlotte, NC 28202
760-409-6063
kherrera@crescentcommunities.com

FIRM
McAdams
Mr. Joshua Barton
4400 State HWY 121
Suite 800 Lewisville, TX 75056
469-939-8845
jbarton@mcadamsco.com

Harmon Mansfield

Development Plan
+/- 11.71 ACRES
123 RESIDENTIAL LOTS
SAMUEL C NEIL SURVEY
1159 ABSTRACT NUMBER
Mansfield, TX Tarrant County

EXHIBIT "C"

GRAPHIC SCALE
0 20 40 80
1 inch = 40 ft.

REVISIONS

NO.	DATE	DESCRIPTION
1		
2		

PLAN INFORMATION

PROJECT NO.	CRS25003
FILENAME	CRS25003 - HOLLAND TOWN HOMES - ZONING BASE PF DWG
CHECKED BY	
DRAWN BY	PF
SCALE	40 SCALE
DATE	08/10/2026

SHEET

DP

ZC #26-001

Z:\Dbmw\Projects\CRS\CRS25003\04 Production\Planning + Design\Concept Design\CAD\CRS25003 - Holland Town Homes - Zoning Base PF.dwg, 8/12/2026 3:52:39 PM, Patricia Fant

RIGHT ELEVATION:
TOTAL FACADE AREA: 502 SF
MASONRY AREA: 308 SF (61%)
NON-MASONRY AREA: 194 SF (39%)

2 RIGHT ELEVATION - CLUBHOUSE
1/4" = 1'-0"

HARMON - MANSFIELD MASONRY CALCULATIONS

CLUBHOUSE	83%	(2,512 SF)

INDIVIDUAL BUILDING TYPES VARY MODESTLY IN MASONRY COVERAGE TO MAINTAIN A COHESIVE AND REPEATABLE ARCHITECTURAL LANGUAGE ACROSS THE HARMON - MANSFIELD DEVELOPMENT. MASONRY REMAINS THE PREDOMINANT FACADE MATERIAL THROUGHOUT THE PROJECT, AND THE OVERALL DESIGN MEETS THE INTENT OF THE CITY'S MASONRY REQUIREMENTS. APPROVAL OF THE PROPOSED MATERIAL STRATEGY IS RESPECTFULLY REQUESTED.

GENERAL NOTES

- PROVIDE METAL FLASHING/DRIP CAP OVER ALL DOORS AND WINDOWS AND AS OTHERWISE INDICATED.
- PROVIDE METAL WALL FLASHING AT ALL ROOF/WALL TRANSITIONS.
- BUILDING SIGNAGE, 8" HIGH LETTERS ON A CONTRASTING BACKGROUND. TWO LOCATIONS MIN. PER BUILDING. COORDINATE FINAL LOCATIONS WITH LOCAL FIRE AUTHORITY.
- PROVIDE STONE J-BOX ACCESSORY @ STONE OR FLAT TRIM @ SIDING FOR EXTERIOR LIGHT FIXTURE, SEE ELEVATIONS FOR LOCATIONS.
- OVERHEAD DOOR HEADER DIMENSIONS ARE TAKEN FROM THE TOP OF ADJACENT FLAT SLAB (I.E. ELEV.=100'-0") - V.I.F.
- ALL ROOFTOP VENTS AND SIMILAR PROTRUSIONS WILL BE PAINTED TO MATCH THE ROOF COLOR.
- ALL BUILDING MOUNTED METERS WILL BE PAINTED TO MATCH THE WALL COLOR.

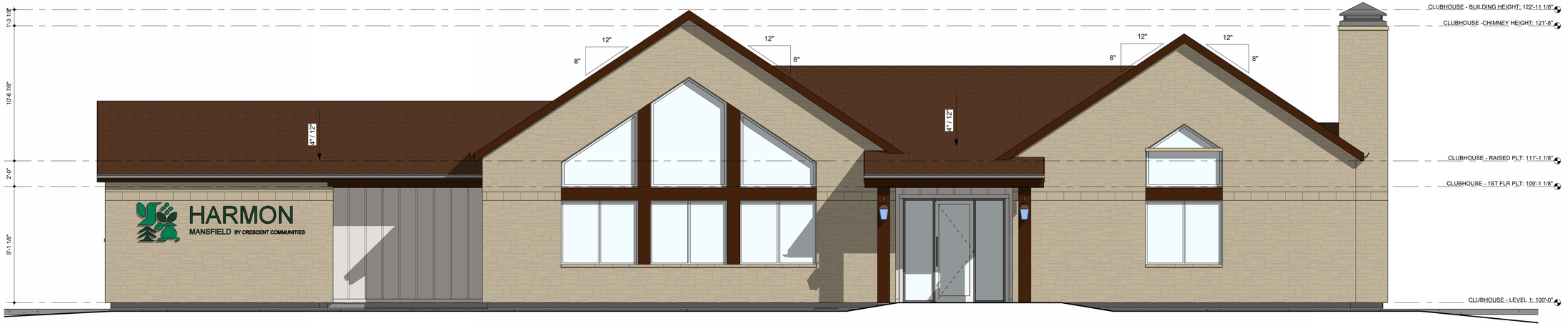
MATERIAL LEGEND

	MASONRY STONE
	MASONRY STONE BANDING
	NON-MASONRY CEMENTITIOUS SIDING - AGREEABLE GRAY SW 7029
	NON-MASONRY BOARD & BATTEN - ELDER WHITE SW 7014
	NON-MASONRY CEMENTITIOUS FASCIA/PANEL - PAINT TO MATCH
	ROOFING ASPHALT ROOF SHINGLES

KEYNOTES

NO.	NOTE

FRONT ELEVATION:
TOTAL FACADE AREA: 1,074 SF
MASONRY AREA: 903 SF (84%)
NON-MASONRY AREA: 171 SF (16%)



1 FRONT ELEVATION - CLUBHOUSE
1/4" = 1'-0"

EXHIBIT "C"
CASE #: ZC 26-100

KEPHART
2555 WALNUT STREET
DENVER, COLORADO 80205
www.kephart.com | 303.832.4474

HARMON - MANSFIELD
CRESCENT COMMUNITIES
MANSFIELD, TEXAS

NO.	DATE	ISSUE

PROJECT MANAGER: KK
DIRECTOR OF STUDIO: KK
JOB NUMBER: 225044
DRAWN BY: RAH
TITLE: EXTERIOR ELEVATIONS - CLUBHOUSE
SHEET NUMBER: AC3-1.0

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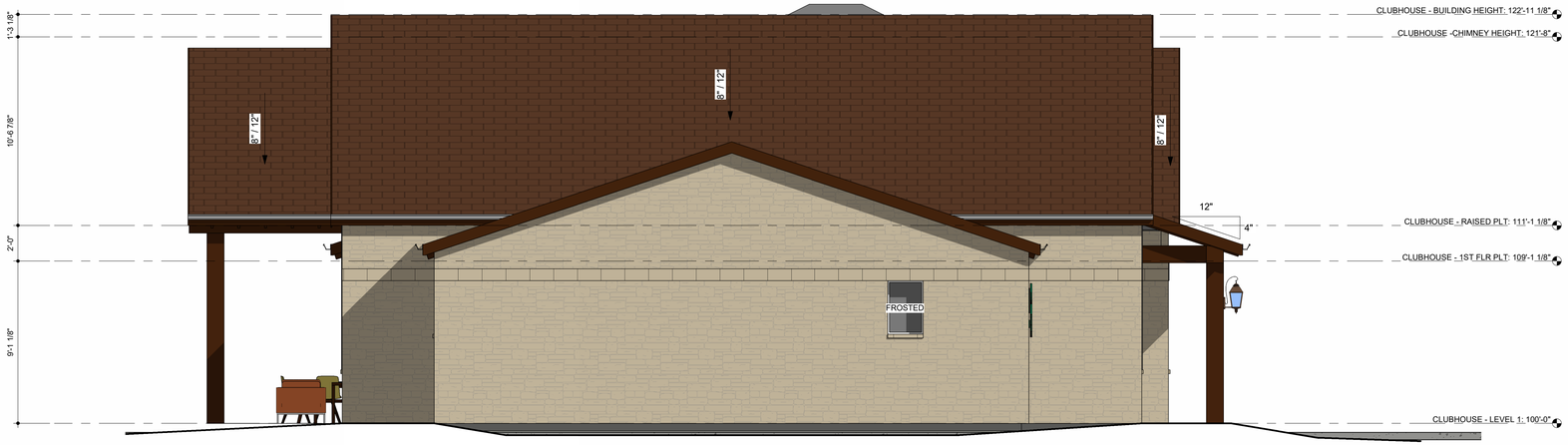
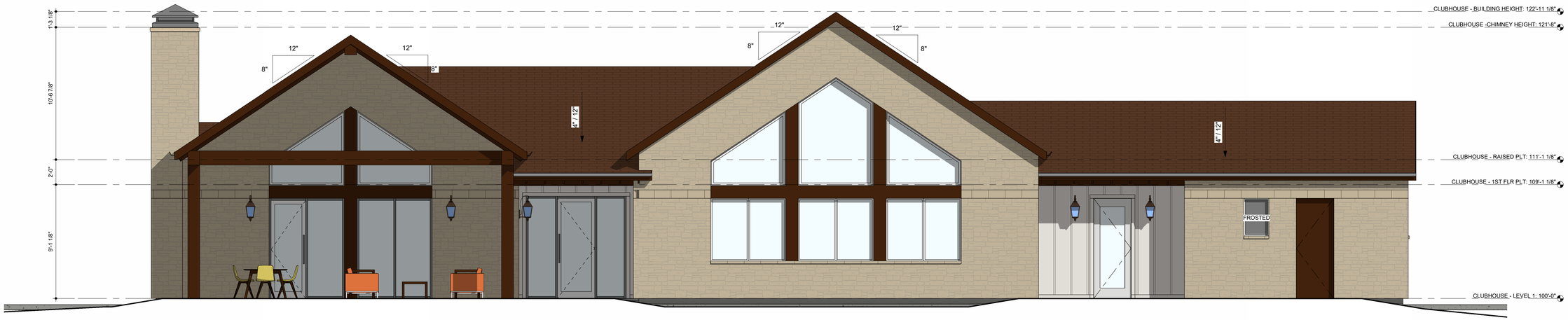
LEFT ELEVATION:
TOTAL FACADE AREA: 551 SF
MASONRY AREA: 551 SF (100%)
NON-MASONRY AREA: 0 SF (0%)



2 LEFT ELEVATION - CLUBHOUSE
1/4" = 1'-0"

REAR ELEVATION:
TOTAL FACADE AREA: 917 SF
MASONRY AREA: 750 SF (82%)
NON-MASONRY AREA: 167 SF (18%)



1 REAR ELEVATION - CLUBHOUSE
1/4" = 1'-0"

HARMON - MANSFIELD MASONRY CALCULATIONS

CLUBHOUSE	83%	(2,512 SF)

INDIVIDUAL BUILDING TYPES VARY MODESTLY IN MASONRY COVERAGE TO MAINTAIN A COHESIVE AND REPEATABLE ARCHITECTURAL LANGUAGE ACROSS THE HARMON - MANSFIELD DEVELOPMENT. MASONRY REMAINS THE PREDOMINANT FACADE MATERIAL THROUGHOUT THE PROJECT, AND THE OVERALL DESIGN MEETS THE INTENT OF THE CITY'S MASONRY REQUIREMENTS. APPROVAL OF THE PROPOSED MATERIAL STRATEGY IS RESPECTFULLY REQUESTED.

GENERAL NOTES

- PROVIDE METAL FLASHING/DRIP CAP OVER ALL DOORS AND WINDOWS AND AS OTHERWISE INDICATED.
- PROVIDE METAL WALL FLASHING AT ALL ROOF/WALL TRANSITIONS.
- BUILDING SIGNAGE, 8" HIGH LETTERS ON A CONTRASTING BACKGROUND. TWO LOCATIONS MIN. PER BUILDING. COORDINATE FINAL LOCATIONS WITH LOCAL FIRE AUTHORITY.
- PROVIDE STONE J-BOX ACCESSORY @ STONE OR FLAT TRIM @ SIDING FOR EXTERIOR LIGHT FIXTURE, SEE ELEVATIONS FOR LOCATIONS.
- OVERHEAD DOOR HEADER DIMENSIONS ARE TAKEN FROM THE TOP OF ADJACENT FLAT SLAB (I.E. ELEV.=100'-0") - V.I.F.
- ALL ROOFTOP VENTS AND SIMILAR PROTRUSIONS WILL BE PAINTED TO MATCH THE ROOF COLOR.
- ALL BUILDING MOUNTED METERS WILL BE PAINTED TO MATCH THE WALL COLOR.

MATERIAL LEGEND

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	MASONRY STONE BANDING
	NON-MASONRY CEMENTITIOUS SIDING - AGREEABLE GRAY SW 7029
	NON-MASONRY BOARD & BATTEN - ELDER WHITE SW 7014
	NON-MASONRY CEMENTITIOUS FASCIA/PANEL - PAINT TO MATCH
	ROOFING ASPHALT ROOF SHINGLES

KEYNOTES

NO.	NOTE

EXHIBIT "C"
CASE #: ZC 26-100

KEPHART
2555 WALNUT STREET
DENVER, COLORADO 80205
www.kephart.com | 303.832.4474

HARMON - MANSFIELD

CRESCENT COMMUNITIES
MANSFIELD, TEXAS

NO.	DATE	ISSUE

PROJECT MANAGER: KK
DIRECTOR OF STUDIO: KK
JOB NUMBER: 225044
DRAWN BY: RAH
TITLE: EXTERIOR ELEVATIONS - CLUBHOUSE
SHEET NUMBER: AC3-1.1

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KEYNOTES	
NO.	NOTE

HARMON - MANSFIELD MASONRY CALCULATIONS

4 - PLEX	80%	(3,744 SF)
5 - PLEX	80%	(4,107 SF)
6 - PLEX	80%	(4,471 SF)
7 - PLEX	80%	(5,082 SF)
TOTAL	**80%**	**(17,404 SF)**

INDIVIDUAL BUILDING TYPES VARY MODESTLY IN MASONRY COVERAGE TO MAINTAIN A COHESIVE AND REPEATABLE ARCHITECTURAL LANGUAGE ACROSS THE HARMON - MANSFIELD DEVELOPMENT. MASONRY REMAINS THE PREDOMINANT FACADE MATERIAL THROUGHOUT THE PROJECT, AND THE OVERALL DESIGN MEETS THE INTENT OF THE CITY'S MASONRY REQUIREMENTS. APPROVAL OF THE PROPOSED MATERIAL STRATEGY IS RESPECTFULLY REQUESTED.

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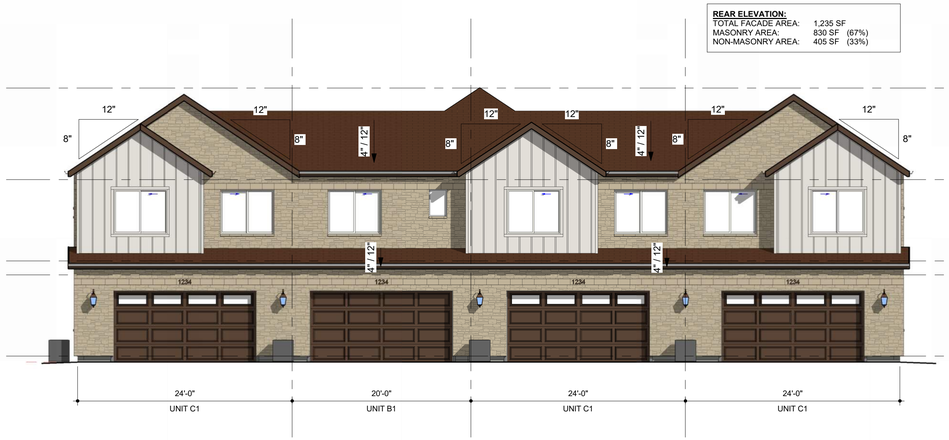
- ALL BUILDING MOUNTED METERS WILL BE PAINTED TO MATCH THE WALL COLOR.

MATERIAL LEGEND

	MASONRY SPLIT-FACE LIMESTONE
	MASONRY SMOOTH-FACE LIMESTONE
	NON-MASONRY CEMENTITIOUS SIDING - COLOR PER VARIATION PLAN A3-13.0
	NON-MASONRY BOARD & BATTEN - COLOR PER VARIATION PLAN A3-13.0
	NON-MASONRY CEMENTITIOUS FASCIA/PANEL - PAINT TO MATCH TIMBERS
	ROOFING ASPHALT SHINGLES - COLOR PER VARIATION PLAN A3-13.0

REAR ELEVATION:
TOTAL FACADE AREA: 1,235 SF
MASONRY AREA: 830 SF (67%)
NON-MASONRY AREA: 405 SF (33%)



4 REAR ELEVATION - 4 PLEX
1/8" = 1'-0"

RIGHT ELEVATION:
TOTAL FACADE AREA: 862 SF
MASONRY AREA: 845 SF (98%)
NON-MASONRY AREA: 17 SF (02%)

3 RIGHT ELEVATION - 4 PLEX
1/8" = 1'-0"

LEFT ELEVATION:
TOTAL FACADE AREA: 862 SF
MASONRY AREA: 845 SF (98%)
NON-MASONRY AREA: 17 SF (02%)

2 LEFT ELEVATION - BUILDING 4 PLEX
1/8" = 1'-0"

FRONT ELEVATION:
TOTAL FACADE AREA: 1,703 SF
MASONRY AREA: 1,224 SF (72%)
NON-MASONRY AREA: 479 SF (28%)

1 FRONT ELEVATION - 4 PLEX
1/8" = 1'-0"

EXHIBIT "C"
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MANSFIELD, TX

NO.	DATE	ISSUE

PROJECT MANAGER: KK
DIRECTOR OF STUDIO: KK
JOB NUMBER: 225044
DRAWN BY: RAH
TITLE: 4 PLEX - ELEVATIONS
SHEET NUMBER: A3-1.0

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KEYNOTES	
NO.	NOTE

HARMON - MANSFIELD MASONRY CALCULATIONS

4 - PLEX	80%	(3,744 SF)
5 - PLEX	80%	(4,107 SF)
6 - PLEX	80%	(4,471 SF)
7 - PLEX	80%	(5,082 SF)
TOTAL	**80%**	**(17,404 SF)**

INDIVIDUAL BUILDING TYPES VARY MODESTLY IN MASONRY COVERAGE TO MAINTAIN A COHESIVE AND REPEATABLE ARCHITECTURAL LANGUAGE ACROSS THE HARMON - MANSFIELD DEVELOPMENT. MASONRY REMAINS THE PREDOMINANT FACADE MATERIAL THROUGHOUT THE PROJECT, AND THE OVERALL DESIGN MEETS THE INTENT OF THE CITY'S MASONRY REQUIREMENTS. APPROVAL OF THE PROPOSED MATERIAL STRATEGY IS RESPECTFULLY REQUESTED.

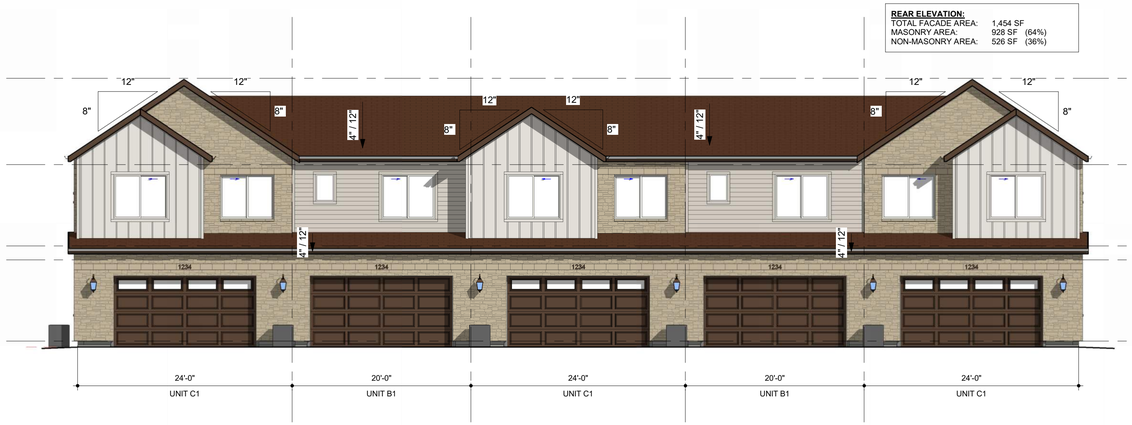
GENERAL NOTES

- PROVIDE METAL FLASHING/DRIP CAP OVER ALL DOORS AND WINDOWS AND AS OTHERWISE INDICATED.
- PROVIDE METAL WALL FLASHING AT ALL ROOF/WALL TRANSITIONS.
- BUILDING SIGNAGE, 8" HIGH LETTERS ON A CONTRASTING BACKGROUND. TWO LOCATIONS MIN. PER BUILDING. COORDINATE FINAL LOCATIONS WITH LOCAL FIRE AUTHORITY.
- PROVIDE STONE J-BOX ACCESSORY @ STONE OR FLAT TRIM @ SIDING FOR EXTERIOR LIGHT FIXTURE; SEE ELEVATIONS FOR LOCATIONS.
- OVERHEAD DOOR HEADER DIMENSIONS ARE TAKEN FROM THE TOP OF ADJACENT FLAT SLAB (I.E. ELEV.=100'-0") - V.I.F.
- ALL ROOFTOP VENTS AND SIMILAR PROTRUSIONS WILL BE PAINTED TO MATCH THE ROOF COLOR.
- ALL BUILDING MOUNTED METERS WILL BE PAINTED TO MATCH THE WALL COLOR.

MATERIAL LEGEND

	MASONRY SPLIT-FACE LIMESTONE
	MASONRY SMOOTH-FACE LIMESTONE
	NON-MASONRY CEMENTITIOUS SIDING - COLOR PER VARIATION PLAN A3-13.0
	NON-MASONRY BOARD & BATTEN - COLOR PER VARIATION PLAN A3-13.0
	NON-MASONRY CEMENTITIOUS FASCIA/PANEL - PAINT TO MATCH TIMBERS
	ROOFING ASPHALT SHINGLES - COLOR PER VARIATION PLAN A3-13.0

REAR ELEVATION:
TOTAL FACADE AREA: 1,454 SF
MASONRY AREA: 928 SF (64%)
NON-MASONRY AREA: 526 SF (36%)



4 REAR ELEVATION - 5 PLEX
1/8" = 1'-0"

RIGHT ELEVATION:
TOTAL FACADE AREA: 862 SF
MASONRY AREA: 845 SF (98%)
NON-MASONRY AREA: 17 SF (02%)

3 RIGHT ELEVATION - 5 PLEX
1/8" = 1'-0"

LEFT ELEVATION:
TOTAL FACADE AREA: 862 SF
MASONRY AREA: 845 SF (98%)
NON-MASONRY AREA: 17 SF (02%)

2 LEFT ELEVATION - 5 PLEX
1/8" = 1'-0"

FRONT ELEVATION:
TOTAL FACADE AREA: 1,986 SF
MASONRY AREA: 1,489 SF (75%)
NON-MASONRY AREA: 497 SF (25%)

1 FRONT ELEVATION - 5 PLEX
1/8" = 1'-0"

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KEYNOTES	
NO.	NOTE

HARMON - MANSFIELD MASONRY CALCULATIONS

4 - PLEX	80%	(3,744 SF)
5 - PLEX	80%	(4,107 SF)
6 - PLEX	80%	(4,471 SF)
7 - PLEX	80%	(5,082 SF)
TOTAL	**80%**	**(17,404 SF)**

INDIVIDUAL BUILDING TYPES VARY MODESTLY IN MASONRY COVERAGE TO MAINTAIN A COHESIVE AND REPEATABLE ARCHITECTURAL LANGUAGE ACROSS THE HARMON - MANSFIELD DEVELOPMENT. MASONRY REMAINS THE PREDOMINANT FACADE MATERIAL THROUGHOUT THE PROJECT, AND THE OVERALL DESIGN MEETS THE INTENT OF THE CITY'S MASONRY REQUIREMENTS. APPROVAL OF THE PROPOSED MATERIAL STRATEGY IS RESPECTFULLY REQUESTED.

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MATERIAL LEGEND

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	MASONRY SMOOTH-FACE LIMESTONE
	NON-MASONRY CEMENTITIOUS SIDING - COLOR PER VARIATION PLAN A3-13.0
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	NON-MASONRY CEMENTITIOUS FASCIA/PANEL - PAINT TO MATCH TIMBERS
	ROOFING ASPHALT SHINGLES - COLOR PER VARIATION PLAN A3-13.0

REAR ELEVATION:
TOTAL FACADE AREA: 1,538 SF
MASONRY AREA: 1,022 SF (66%)
NON-MASONRY AREA: 516 SF (34%)

4 REAR ELEVATION - 6 PLEX
1/8" = 1'-0"

RIGHT ELEVATION:
TOTAL FACADE AREA: 862 SF
MASONRY AREA: 845 SF (98%)
NON-MASONRY AREA: 17 SF (02%)

3 RIGHT ELEVATION - 6 PLEX
1/8" = 1'-0"

LEFT ELEVATION:
TOTAL FACADE AREA: 862 SF
MASONRY AREA: 845 SF (98%)
NON-MASONRY AREA: 17 SF (02%)

2 LEFT ELEVATION - 6 PLEX
1/8" = 1'-0"

FRONT ELEVATION:
TOTAL FACADE AREA: 2,346 SF
MASONRY AREA: 1,759 SF (75%)
NON-MASONRY AREA: 587 SF (25%)

1 FRONT ELEVATION - 6 PLEX
1/8" = 1'-0"

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KEYNOTES	
NO.	NOTE

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4 - PLEX	80%	(3,744 SF)
5 - PLEX	80%	(4,107 SF)
6 - PLEX	80%	(4,471 SF)
7 - PLEX	80%	(5,082 SF)
TOTAL	**80%**	**(17,404 SF)**

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	MASONRY SMOOTH-FACE LIMESTONE
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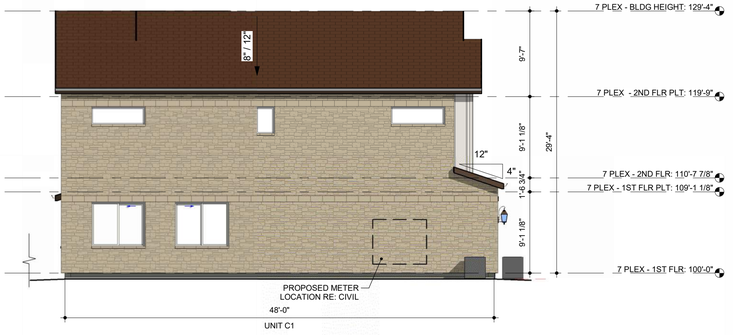
	NON-MASONRY BOARD & BATTEN - COLOR PER VARIATION PLAN A3-13.0
	NON-MASONRY CEMENTITIOUS FASCIA/PANEL - PAINT TO MATCH TIMBERS
	ROOFING ASPHALT SHINGLES - COLOR PER VARIATION PLAN A3-13.0

REAR ELEVATION:
TOTAL FACADE AREA: 1,839 SF
MASONRY AREA: 1,194 SF (65%)
NON-MASONRY AREA: 645 SF (35%)

4 REAR ELEVATION - BUILDING 7 PLEX
1/8" = 1'-0"

RIGHT ELEVATION:
TOTAL FACADE AREA: 862 SF
MASONRY AREA: 845 SF (98%)
NON-MASONRY AREA: 17 SF (02%)



3 RIGHT ELEVATION - BUILDING 7 PLEX
1/8" = 1'-0"

LEFT ELEVATION:
TOTAL FACADE AREA: 862 SF
MASONRY AREA: 845 SF (98%)
NON-MASONRY AREA: 17 SF (02%)

2 LEFT ELEVATION - BUILDING 7 PLEX
1/8" = 1'-0"

FRONT ELEVATION:
TOTAL FACADE AREA: 2,760 SF
MASONRY AREA: 2,198 SF (80%)
NON-MASONRY AREA: 562 SF (20%)

1 FRONT ELEVATION - BUILDING 7 PLEX
1/8" = 1'-0"

EXHIBIT "C"
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TITLE: 7 PLEX - ELEVATIONS
SHEET NUMBER: A3-4.0

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MANSFIELD, TX

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DRAWN BY: RAH
TITLE: 4 PLEX - RENDERING
SHEET NUMBER: A3-5.0

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TITLE: 5 PLEX - RENDERING
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ASPHALT SHINGLE ROOFING
CEMENTITIOUS FASCIA:
PAINT TO MATCH TIMBER COLOR

WINDOWS
WHITE VINYL

FRONT ENTRY DOORS
SW 7048 URBANE BRONZE OR SIMILAR
FIBERGLASS

STONE MASONRY
TEXAS CREAM LIMESTONE
PRIMARY = ASHLAR PATTERN W/ SPLIT-FACE FINISH
SECONDARY = STACKED PATTERN W/ SMOOTH-FACE FINISH

CEMENTITIOUS HORIZONTAL SIDING
SW 7029 AGREEABLE GRAY OR SIMILAR
6” REVEAL

CEMENTITIOUS BOARD & BATTEN SIDING
SW 7014 EIDER WHITE OR SIMILAR
16” O.C. BATTEN PATTERN

EXHIBIT "C"
CASE #: ZC 26-100

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DRAWN BY: RAH
TITLE: MATERIAL BOARD - OPT. 1
SHEET NUMBER: A3-9.0

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ASPHALT SHINGLE ROOFING
CEMENTITIOUS FASCIA:
PAINT TO MATCH TIMBER COLOR

WINDOWS
WHITE VINYL

FRONT ENTRY DOORS
SW 6188 SHADE-GROWN OR SIMILAR
FIBERGLASS

STONE MASONRY
TEXAS CREAM LIMESTONE
PRIMARY = ASHLAR PATTERN W/ SPLIT-FACE FINISH
SECONDARY = STACKED PATTERN W/ SMOOTH-FACE FINISH

CEMENTITIOUS HORIZONTAL SIDING
SW 9132 ACACIA HAZE OR SIMILAR
6” REVEAL

CEMENTITIOUS BOARD & BATTEN SIDING
SW 6199 RARE GRAY OR SIMILAR
16” O.C. BATTEN PATTERN

EXHIBIT "C"
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TITLE: MATERIAL BOARD - OPT. 2
SHEET NUMBER: A3-11.0

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ASPHALT SHINGLE ROOFING
CEMENTITIOUS FASCIA:
PAINT TO MATCH TIMBER COLOR

WINDOWS
WHITE VINYL

FRONT ENTRY DOORS
SW 7020 BLACK FOX OR SIMILAR
FIBERGLASS

STONE MASONRY
TEXAS CREAM LIMESTONE
PRIMARY = ASHLAR PATTERN W/ SPLIT-FACE FINISH
SECONDARY = STACKED PATTERN W/ SMOOTH-FACE FINISH

CEMENTITIOUS HORIZONTAL SIDING
SW 7629 GRAPY OR SIMILAR
6” REVEAL

CEMENTITIOUS BOARD & BATTEN SIDING
SW 7634 PEDIMENT OR SIMILAR
16” O.C. BATTEN PATTERN

EXHIBIT "C"
CASE #: ZC 26-100

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MANSFIELD, TX

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JOB NUMBER: 225044
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TITLE: MATERIAL BOARD - OPT. 3
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COLOR VARIATION KEY

COLOR VARIATION MATRIX

BUILDING TYPE	OPT. 1	OPT. 2	OPT. 3	TOTAL # OF BUILDINGS
4-PLEX	2	1	4	7
5-PLEX	1	3	0	4
6-PLEX	3	3	3	9
7-PLEX	2	1	0	3
TOTALS	8	8	7	23

EXHIBIT "C"
CASE #: ZC 26-100

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SHEET NUMBER: A3-13.0

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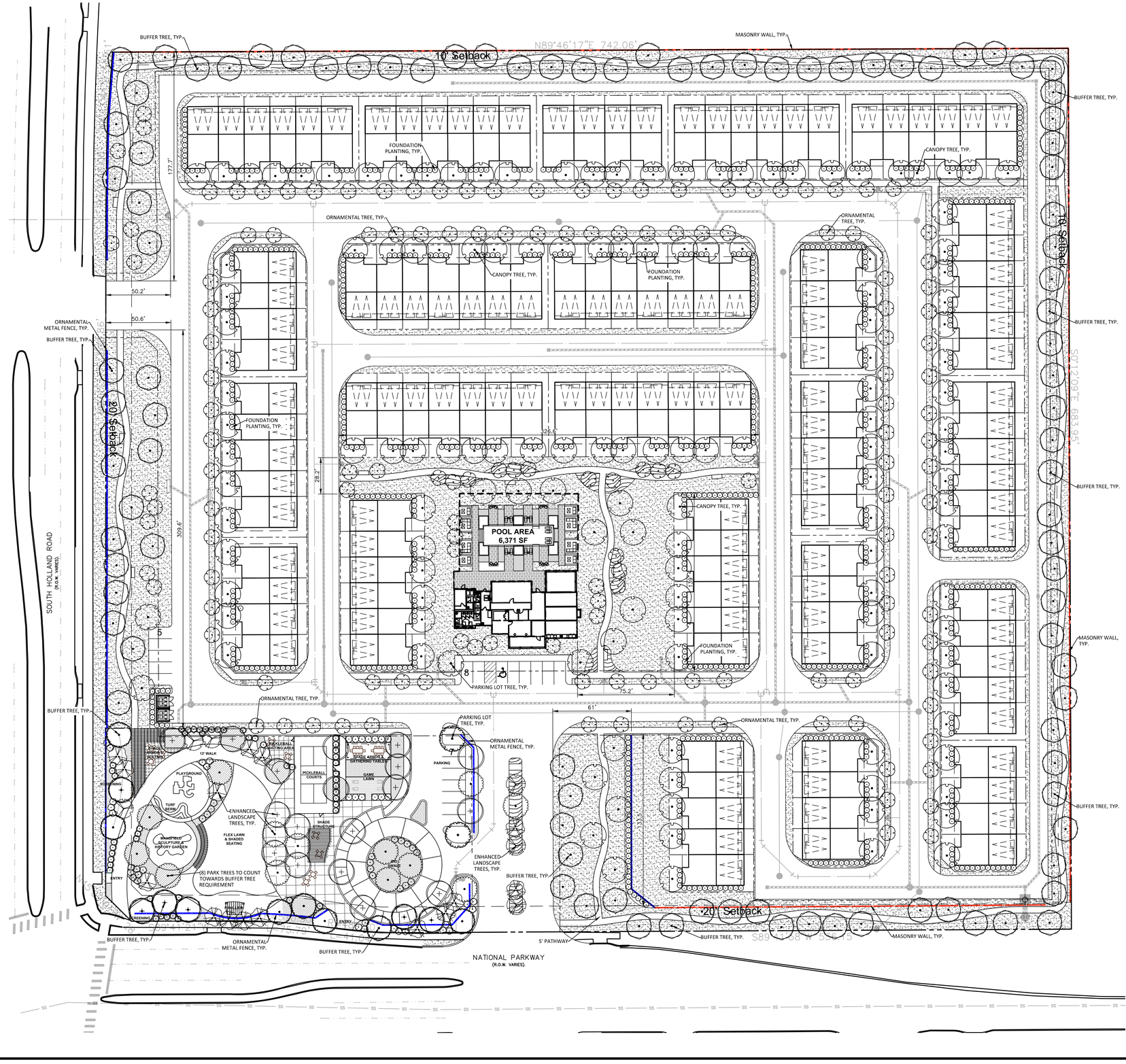

GRAPHIC SCALE
0 20 40 80
1 inch = 40 ft.

CONCEPT PLANT SCHEDULE

- PARKING LOT TREE
- CANOPY LOT TREE
- ORNAMENTAL LOT TREE
- BUFFER TREE
- FOUNDATION PLANTING
- ENHANCED LANDSCAPING
- SOD
- ORNAMENTAL METAL FENCE
- MASONRY WALL

NOTES:

1. NO MITIGATION IS REQUIRED DUE TO LACK OF EXISTING TREES ON SITE.
2. ALL MITIGATION REQUIREMENTS ARE LISTED IN THE PD DOCUMENT ASSOCIATED WITH THIS PROJECT.
3. FINAL PLANT SPECIES AND LOCATIONS SHALL BE DETERMINED WITH CONSTRUCTION PLANS.
4. OPEN SPACE LOTS AND SCREENING WALLS TO BE MAINTAINED BY HOA.

Summary Chart - Interior Landscape

	Landscape Area (in Sq. Ft.)	% of Landscape Area	Canopy Trees	Ornamental Trees	Shrubs	Ground Cover (in Sq. Ft.)
Required	10% of total site (51,024 Sq. Ft.)	10%	–	–	–	–
Provided	(227,806 Sq. Ft.)	45%	–	–	–	–
* Note any credits used in calculations: a.						
Other Comments:						

Summary Chart - Interior Parking Lot Landscaping

# Of Required Parking Spaces	13
# Of Provided Parking Spaces	13
# Of Tree Islands Provided	4
* Note any credits used in calculations: a.	
Other Comments: 1. Required: One tree per 10 spaces; One tree at the terminus of each row. Provided: One tree per 10 spaces; One tree at the terminus of each row.	

Summary Chart - Bufferyards/Setbacks

Location of Bufferyard or Setback	Required/ Provided	Length	Bufferyard or Setback Width/Type	Canopy Trees	Ornamental Trees	Shrubs	Screening Wall/Device Height & Material
North	Required	742'	BY10 (MF-SF)	742 / 25 = 30			SW6 (MF-SF)
	Provided		BY10	28			6' Masonry Wall
East	Required	684'	BY10 (MF-SF)	684 / 25 = 28			SW6 (MF-SF)
	Provided		BY10	27			6' Masonry Wall
South	Required	730'	BY10 (MF-SF)	730 / 25 = 29			SW6 (MF-SF)
	Provided		BY10	27			6' Ornamental Metal Fence/ 6' Masonry Wall
West	Required	683'	BY10 (MF-SF)	683 / 25 = 28			SW6 (MF-SF)
	Provided		BY10	25			6' Ornamental Metal Fence
Notes: 115 buffer trees total required. Due to limited spacing along bufferyards, 8 of the 115 required trees have been relocated to the park area.							

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

McAdams
The John R. McAdams Company, Inc.
4400 State Highway 121, Suite 800
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CHARLOTTE, NC 28202
KEATON HERRERA

HARMON MANSFIELD

EXHIBIT "C"
+/- 11.71 ACRES
133 RESIDENTIAL LOTS
SAMUEL C NEIL SURVEY
1159 ABSTRACT NUMBER
Mansfield, TX Tarrant County

EXHIBIT "C"

REVISIONS

NO.	DATE	
1	04. 06. 2026	2ND PD SUBMITTAL
2	05. 26. 2026	3RD PD SUBMITTAL
3	07. 15. 2026	4TH PD SUBMITTAL
4		
5		

PLAN INFORMATION

PROJECT NO.	CRS25003
FILENAME	CRS25003-LS1
CHECKED BY	XAD
DRAWN BY	MND
SCALE	1" = 40'
DATE	02. 16. 2026

SHEET

LANDSCAPE PLAN

L5.00
ZC #26-001

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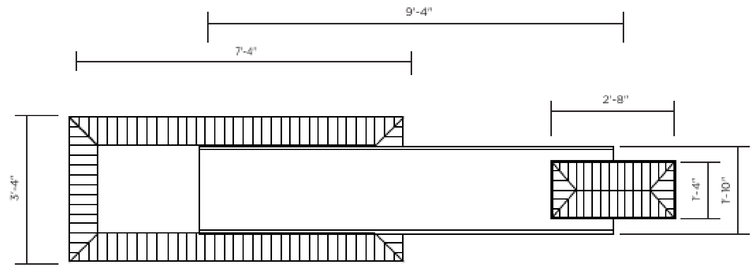
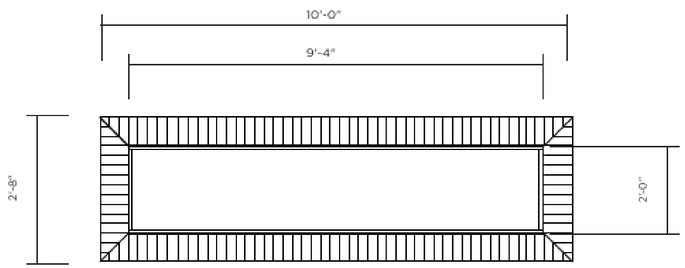
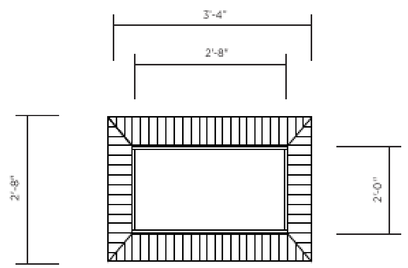


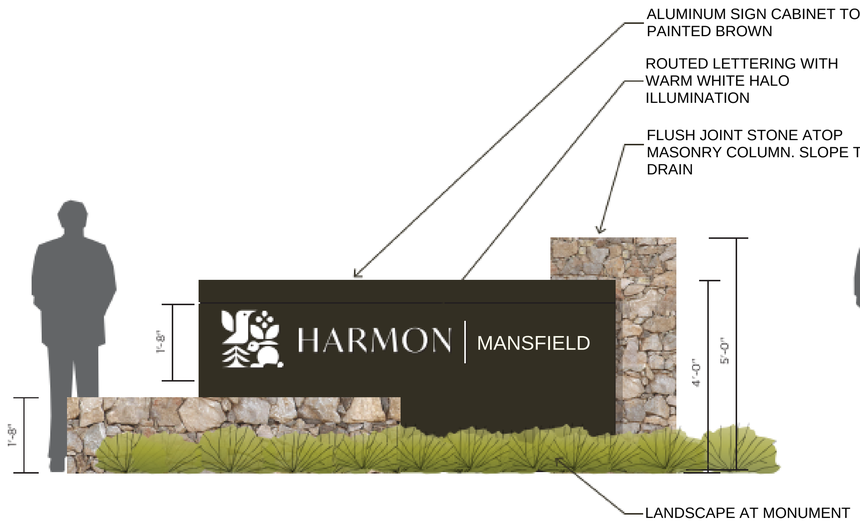
PLAN VIEW



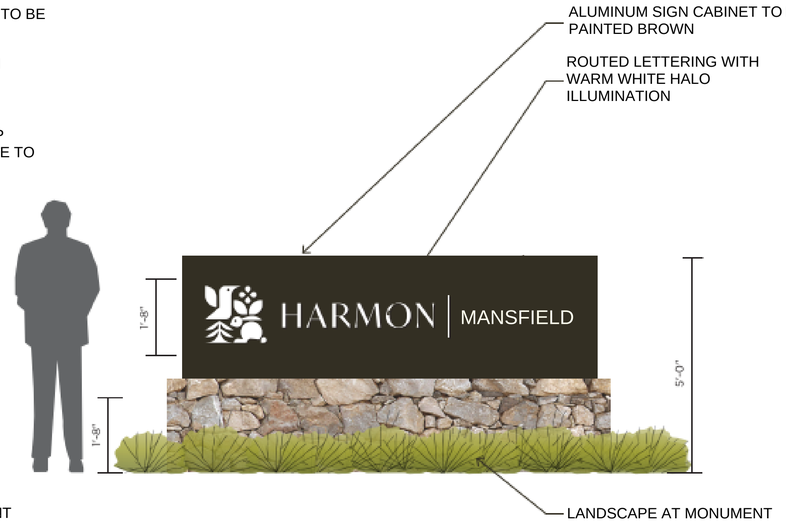
PLAN VIEW



PLAN VIEW



ELEVATION



ELEVATION

ELEVATION

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

MCADAMS

The John R. McAdams Company, Inc.
111 Hillside Drive
Lewisville, Texas 75057

phone 972. 436. 9712
fax 972. 436. 9715
TBPE: 19762 TBPLS: 10194440

www.mcadamsco.com

CLIENT

Crescent Communities
Mr. Keaton Herrera
601 S Tryon St. Suite 800
Charlotte, NC 28202
760-409-6063
kherrera@crescentcommunities.com

FIRM

McAdams
Mr. Joshua Barton
4400 State HWY 121
Suite 800 Lewisville, TX 75056
469-939-8845
jbarton@mcadamsco.com

Harmon Mansfield

SIGN PLAN

+/- 11.71 ACRES
124 RESIDENTIAL LOTS
SAMUEL C NEIL SURVEY
1159 ABSTRACT NUMBER
Mansfield, TX Tarrant County

EXHIBIT "C"

N

GRAPHIC SCALE
0 20 40 80
1 inch = 40 ft.

REVISIONS

NO.	DATE	DESCRIPTION
1		
2		

PLAN INFORMATION

PROJECT NO.	CRS25003
FILENAME	
CHECKED BY	
DRAWN BY	XAD
SCALE	40 SCALE
DATE	07/15/2026

SHEET

SP

ZC #26-001

J:\2Drive\Projects\CRS\CRS25003\04-Production\Planning + Design\Concept Design\CAD\CRS25003 - Holland Town Homes - Zoning Base.dwg, 3/26/2026 4:07:14 PM, Patricia Fant

ORDINANCE NO. OR-1614-07

AN ORDINANCE OF THE CITY OF MANSFIELD, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF MANSFIELD, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING ON THE HEREINAFTER DESCRIBED PROPERTIES TO A PD, PLANNED DEVELOPMENT DISTRICT FOR SINGLE-FAMILY RESIDENCES, LIMITED RETAIL AND COMMERCIAL USES, AND AN ASSISTED LIVING/NURSING CARE FACILITY, PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE.

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

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

SECTION 1.

That the Comprehensive Zoning Ordinance of the City of Mansfield, Texas, be, and the same is hereby, amended by amending the Zoning Map of the City of Mansfield, to give the hereinafter described property a new zoning district classification of PD, Planned Development for single-family residences, limited retail and commercial uses, and an assisted living/nursing care facility; said property being described in Exhibit "A" attached hereto and made a part hereof for all purposes.

SECTION 2.

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

SECTION 3.

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

SECTION 4.

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

SECTION 5.

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

SECTION 6.

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

SECTION 7.

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

First reading approved on the 12th day of February, 2007.

Second reading approved on the 26th day of February, 2007.

DULY PASSED on the third and final reading by the City Council of the City of Mansfield, Texas, this 12th day of March, 2007.

Mel Neuman

Mel Neuman, Mayor

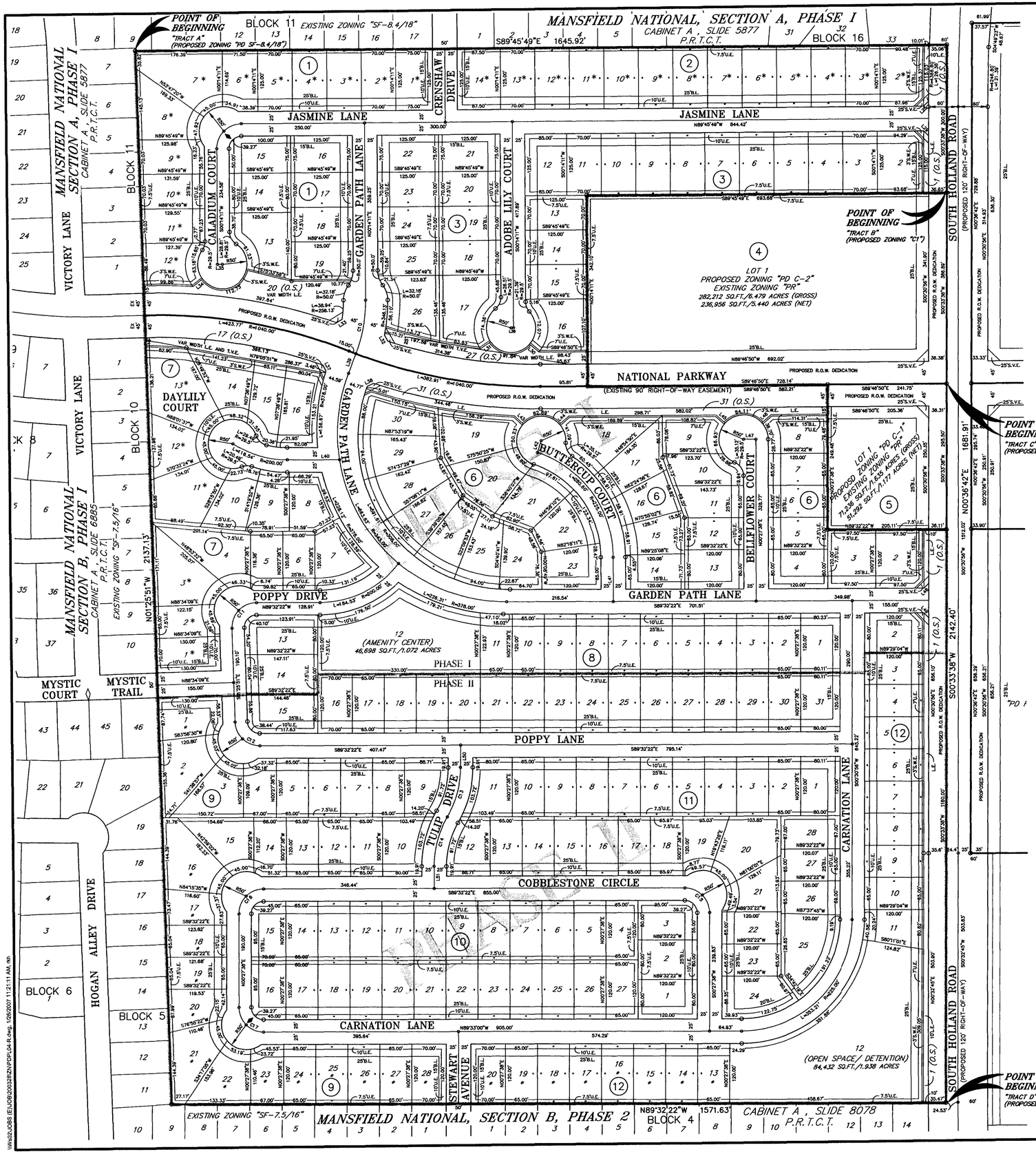
ATTEST:

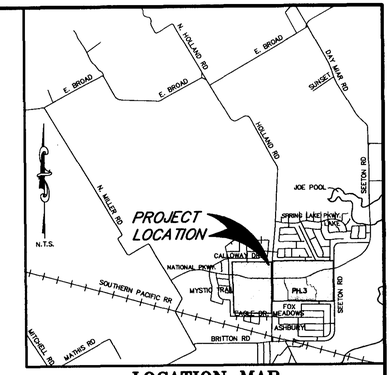
Vicki Collins

Vicki Collins, City Secretary

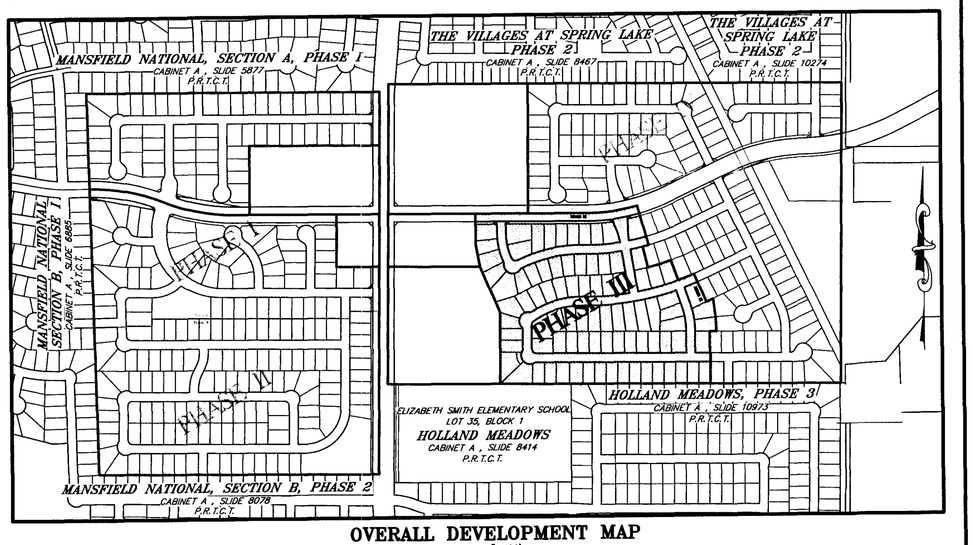
APPROVED AS TO FORM AND LEGALITY

~~Allen Taylor~~, City Attorney





LOCATION MAP



OVERALL DEVELOPMENT MAP
SCALE: 1"=400'

OWNER/DEVELOPER:
TAURUS OF TEXAS GP, LLC
9285 HUNTINGTON SQUARE, SUITE 100
NORTH RICHLAND HILLS, TEXAS 76180
PHONE: (817) 788-1000
FAX: (817) 788-1670

ENGINEER:
WELCH ENGINEERING, INC.
9001 AIRPORT FREEWAY, SUITE 670
NORTH RICHLAND HILLS, TEXAS 76180
PHONE: (817) 589-2900
FAX: (817) 589-0990

LAND PLANNER:
HELEN-EVE L. LEIBMAN LAND PLANNING
854 CHESHIRE DRIVE
COPPELL, TEXAS 75019
FAX: (972) 304-0762

AN AMENDMENT TO THE DEVELOPMENT PLAN FOR

Garden Heights

BEING A REVISION OF PHASE 3 ON THE APPROVED DEVELOPMENT PLAN
SITUATED IN THE S.C. NEILL SURVEY, ABSTRACT NO. 1159
CITY OF MANSFIELD, TARRANT COUNTY, TEXAS

DECEMBER 2006
177.182 ACRES

1-ASSISTED LIVING/NURSING CARE FACILITY LOT
2-C1 LOTS, 2-C2 LOTS
57-70'x125' RESIDENTIAL LOTS
400-65'x120' RESIDENTIAL LOTS
ZC#06-031

REVISED: JANUARY 26, 2007
REVISED: JANUARY 2, 2007
REVISED: DECEMBER 15, 2006

SHEET 1 OF 3

FILE COPY

THE VILLAGES AT SPRING LAKE PHASE 2
CABINET A , SLIDE 8467
P.R.T.C.T.
EXISTING ZONING "PD"

RIDGEWAY DRIVE

POINT OF BEGINNING
"TRACT E"
(PROPOSED ZONING "C2")

POINT OF BEGINNING
"TRACT F"
(PROPOSED ZONING "PD SF-7.5/18")

S89°40'57"E 2540.84'

BROWNSTONE DRIVE

FITZGERALD DRIVE
THE VILLAGES AT SPRING LAKE PHASE 4
CABINET A , SLIDE 10274
P.R.T.C.T.
EXISTING ZONING "SF 7.5/18"

AUTUMNWOOD DRIVE

SEETON ROAD

EXISTING ZONING "PR"
LESTER A. LEVY, TRUSTEE
VOLUME 5662 , PAGE 342
D.R.T.C.T.

FUTURE NATIONAL PARKWAY

SOUTH HOLLAND ROAD
(PROPOSED 120' RIGHT-OF-WAY)

MORNING GLORY LANE

BELLADONNA COURT

LOT 1
PROPOSED ZONING "PD C-2"
EXISTING ZONING "PR"
570,001 SQ.FT./13.085 ACRES (GROSS)
512,074 SQ.FT./11.756 ACRES (NET)

GARDINIA LANE

CALLA LILY DRIVE

SAGE DRIVE

NATIONAL PARKWAY

LOT 1
(AMENITY CENTER)
88,464 SQ.FT./2.031 ACRES

LOT 1R2

LOT 1R1
EXISTING ZONING "SF-12/22"
CHANGE OF SCENERY
CABINET B , SLIDE 2399
P.R.T.C.T.

PHASE IV

PHASE III

POINT OF BEGINNING
"TRACT G"
(PROPOSED ZONING "C1")

LOT 1
PROPOSED ZONING "PD C-1"
EXISTING ZONING "PR"
146,934 SQ.FT./3.373 ACRES (GROSS)
116,495 SQ.FT./2.674 ACRES (NET)

PLUMERIA DRIVE

PERIWINKLE DRIVE

DAFFODIL LANE

GLADIOLA CT.

MORNING GLORY LANE

LOT 2
(OPEN SPACE/ DETENTION)
187,870 SQ.FT./4.313 ACRES

EXISTING ZONING "PR"
UNITED STATES OF AMERICA
VOLUME 7168 , PAGE 2254
D.R.T.C.T.

LOT 1
PROPOSED ZONING
"PD FOR ASSISTED LIVING AND NURSING CARE FACILITY"
EXISTING ZONING "PD SF 7.5/18"
397,978 SQ.FT./9.136 ACRES (GROSS)
375,371 SQ.FT./8.617 ACRES (NET)

SUNFLOWER DRIVE

ELIZABETH SMITH ELEMENTARY SCHOOL
LOT 35, BLOCK 1
HOLLAND MEADOWS
CABINET A , SLIDE 8414
P.R.T.C.T.
EXISTING ZONING "SF 7.5/16"

HOLLAND MEADOWS, PHASE 3
CABINET A , SLIDE 10973
P.R.T.C.T.
EXISTING ZONING "SF-7.5/16"

OLD MILL LANE

OAKVIEW DRIVE

EXISTING ZONING "PP"
JANE LAND MURPHY
VOLUME 8196 , PAGE 2019
D.R.T.C.T.

PHASE III

100 0 100 200
GRAPHIC SCALE IN FEET
SCALE: 1"=100'

LINE TABLE		
LINE	LENGTH	BEARING
L1	14.03	N37°12'43"E
L2	13.82	N56°06'14"W
L3	7.06	S09°49'56"E
L4	25.00	N89°36'29"E
L5	25.00	S57°32'59"E
L6	14.14	N19°13'00"E
L7	14.14	N70°47'00"W
L8	14.56	N43°50'38"E
L9	13.32	N47°38'46"W
L10	25.07	S17°48'41"W
L11	25.01	N71°48'02"W
L12	14.14	S19°13'00"E
L13	14.14	S70°47'00"E
L14	14.43	S33°49'46"W
L15	10.01	S09°49'56"E
L16	10.01	S09°49'56"E
L17	14.43	S33°38'38"E
L18	14.23	S44°52'46"W
L19	14.14	N44°46'50"W
L20	10.00	N00°13'00"E
L21	15.00	N89°46'50"W
L22	88.55	N00°37'44"E
L23	25.00	N00°19'03"E
L24	10.00	S22°47'00"E
L25	25.00	N00°22'14"E
L26	14.22	S45°33'58"W
L27	14.14	S44°37'26"E
L28	25.00	N48°43'19"W
L29	25.00	N56°30'58"E
L30	25.00	S29°15'36"E
L31	12.86	S60°03'24"W
L32	25.00	S53°36'49"W
L33	10.00	N89°46'49"W
L34	5.00	N89°45'49"W
L35	14.28	N23°18'49"W
L36	14.48	S60°03'30"W
L37	42.86	S21°18'53"W
L38	299.46	N89°32'22"W
L39	90.00	N00°27'38"E
L40	25.00	S11°30'21"W
L41	25.00	S46°36'05"E
L42	25.00	S48°23'09"W
L43	25.00	S47°56'13"E
L44	25.00	S48°24'33"W
L45	25.00	S89°32'22"E
L46	14.15	N45°29'17"E
L47	14.14	S44°30'43"E
L48	44.91	N00°27'38"E
L49	44.91	S00°27'38"W

CURVE TABLE						
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING	CHORD LENGTH
C1	20°32'02"	75.00	13.59	26.88	N20°05'57"W	26.74
C2	14°04'12"	100.00	12.34	24.56	N02°47'51"W	24.49
C3	14°04'12"	100.00	12.34	24.56	S18°52'02"E	24.49
C4	113°13'58"	300.00	29.50	58.81	N15°26'54"W	59.72
C5	21°22'55"	300.00	56.64	111.96	S10°02'25"E	111.31
C6	90°00'00"	50.00	50.00	78.54	S45°19'03"W	70.71
C7	63°53'52"	50.00	31.18	55.76	N63°43'59"W	52.92
C8	53°28'08"	50.00	25.19	46.67	S27°06'52"W	44.99
C9	90°00'00"	50.00	50.00	78.54	S44°27'48"E	70.71
C10	122°8'56"	301.13	92.93	65.61	N06°28'40"E	65.48
C11	91°53'29"	50.00	51.68	80.19	S44°30'53"W	71.87
C12	88°06'31"	50.00	48.36	76.89	N45°29'07"E	69.53
C13	30°01'48"	200.00	53.64	104.82	N15°28'31"E	103.63
C14	30°01'48"	200.00	53.64	104.82	S15°28'31"W	103.63
C15	90°00'00"	50.00	50.00	78.54	N44°32'22"E	70.71
C16	90°00'00"	50.00	50.00	78.54	S45°27'38"W	70.71
C17	90°00'00"	50.00	50.00	78.54	S44°32'22"E	70.71

OWNER/DEVELOPER:
TAURUS OF TEXAS GP, LLC
9285 HUNTINGTON SQUARE, SUITE 100
NORTH RICHLAND HILLS, TEXAS 76180
PHONE: (817) 788-1000
FAX: (817) 788-1670

ENGINEER:
WELCH ENGINEERING, INC.
9001 AIRPORT FREEWAY, SUITE 670
NORTH RICHLAND HILLS, TEXAS 76180
PHONE: (817) 589-2900
FAX: (817) 589-0990

LAND PLANNER:
HELEN-EVE L. LEIBMAN LAND PLANNING
854 CHESHIRE DRIVE
COPPELL, TEXAS 75019
PHONE: (972) 304-8541
FAX: (972) 304-0762

REVISED: JANUARY 26, 2007
REVISED: JANUARY 2, 2007
REVISED: DECEMBER 15, 2006

AN AMENDMENT TO THE DEVELOPMENT PLAN FOR
Garden Heights

BEING A REVISION OF PHASE 3 ON THE APPROVED DEVELOPMENT PLAN
SITUATED IN THE S.C. NEILL SURVEY, ABSTRACT NO. 1159
CITY OF MANSFIELD, TARRANT COUNTY, TEXAS

DECEMBER 2006
177.182 ACRES

1-ASSISTED LIVING/NURSING CARE FACILITY LOT
2-C1 LOTS, 2-C2 LOTS
57-70'x125' RESIDENTIAL LOTS
400-65'x120' RESIDENTIAL LOTS
ZC#06-031

SHEET 2 OF 3

FILE COPY

I:\W&P\JOBS (EJ\JOB\2002\282NP\DP\04-R.dwg, 1/26/2007 11:21:26 AM, rich

GENERAL NOTES:

1. THE COMMERCIAL DISTRICT WITHIN THIS DEVELOPMENT SHALL COMPLY WITH ALL APPLICABLE REGULATIONS IN ZONING ORDINANCE NO.671 FOR THE C-1 AND C-2 ZONING DISTRICTS AND FUTURE AMENDMENT THEREOF, INCLUDING, BUT NOT LIMITED TO, PERMITTED USES; AREA, SETBACK AND HEIGHT REGULATIONS; COMMUNITY DESIGN STANDARDS; PARKING AND LOADING STANDARDS; LANDSCAPING AND SCREENING STANDARDS; AND RESIDENTIAL PROXIMITY STANDARDS.
2. THIS DEVELOPMENT WILL HAVE A MANDATORY HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE SCREENING BERMS, AMENITY CENTER, SCREENING WALLS/FENCES, RECREATIONAL FACILITIES AND ALL COMMON AREAS, INCLUDING ALL PONDS.
3. ALL ACCESSORY DWELLINGS AND ACCESSORY BUILDINGS ON THE RESIDENTIAL LOTS SHALL COMPLY WITH THE REGULATIONS OF THE ZONING ORDINANCE NO. 671, AND FUTURE AMENDMENT THEREOF.
4. THE PROPOSED TRAILS IN THE PRIVATE OPEN SPACE WILL HAVE A CONCRETE SECTION AND A MINIMUM WIDTH OF FOUR FEET, SUBJECT TO APPROVAL BY THE EXXON/MOBIL CORPORATION, IN THE 50-FOOT EASEMENT AREA.
5. LANDSCAPED AREAS IN THE PRIVATE OPEN SPACE SHALL BE IRRIGATED, SUBJECT TO BY THE EXXON/MOBIL CORPORATION IN THE 50-FOOT EASEMENT AREA.
6. ALL RESIDENTIAL LOTS SHALL HAVE TWO-3 INCH CALIPER TREES PLANTED IN THE FRONT YARD. ONE TREE SHALL BE PLANTED BETWEEN THE CURB AND SIDEWALK. AT CORNER LOTS THREE-3 INCH TREES SHALL BE PLANTED WITH A TREE PLANTED IN THE PARKWAY ON EACH SIDE.
7. AMENITY AREAS (LOT 12, BLOCK 8; LOT 1, BLOCK 23) WILL INCLUDE A SWIMMING POOL, CABANA AND PARKING. PARK AREAS (LOT 12, BLOCK 12; LOT 2, BLOCK 23) WILL INCLUDE A PLAY GROUND AREA AND/OR MULTI-PURPOSE/PRACTICE FIELD AND DETENTION PONDS.
8. ALL FRANCHISE UTILITIES (ELECTRIC, GAS, TELEPHONE, CABLE) SHALL BE UNDERGROUND.
9. LANDSCAPING ALONG NATIONAL PARKWAY AND SOUTH HOLLAND ROAD SHALL HAVE ADDITIONAL BUFFERING FROM 10' TO 15' IN WIDTH ALONG RESIDENTIAL LOTS ONLY. A DECORATIVE WROUGHT IRON FENCE WILL BE PROVIDED ALONG SOUTH HOLLAND ROAD AND NATIONAL PARKWAY WITHIN THE LANDSCAPE BUFFER EASEMENT.
10. THE EXISTING ZONING IS "PD" FOR SINGLE FAMILY RESIDENCES AND LIMITED "C-1" AND "C-2" COMMERCIAL USES.
11. PROPOSED ZONING FOR THIS PROPERTY WILL BE "PD SF-7.5/18", "PD SF-8.4/18", "PD C-1" AND "PD C-2" AND "PD FOR ASSISTED LIVING/NURSING CARE FACILITY" (SEE PLAN). THE 'PD C-1' AND 'PD C-2' ZONING ARE RESTRICTED ONLY BY THE LIMITED USE AND THE PROHIBITED COMMERCIAL LAND USES AS SHOWN BY THE 48 ITEMS INCLUDED. OTHERWISE, ALL 'C-1' AND 'C-2' PERMITTED USES AND ZONING REGULATIONS SHALL APPLY.
12. PROPOSED LAND USE WILL BE RESIDENTIAL AND COMMERCIAL.
13. "U.E." IS THE ABBREVIATION FOR UTILITY EASEMENT; "L.E." IS THE ABBREVIATION FOR LANDSCAPE BUFFER EASEMENT; "S.V.E." IS THE ABBREVIATION FOR SITE VISIBILITY EASEMENT; "D.E." IS THE ABBREVIATION FOR DRAINAGE EASEMENT. "O.S." IS THE ABBREVIATION FOR OPEN SPACE AND "T.V.E." IS THE ABBREVIATION FOR TRANSPORTATION VISIBILITY EASEMENT.
14. THE OWNERS ASSOCIATION AND ASSOCIATED DOCUMENTS SHALL BE FILED IN ACCORDANCE WITH THE CITY OF MANSFIELD POLICIES. THE DEVELOPER WILL SUBMIT A COPY OF THE HOA DOCUMENTS FOR GENERAL REVIEW BY THE CITY.
15. THIS DEVELOPMENT WILL BE IN COMPLETE ACCORDANCE WITH THE PROVISIONS OF THE APPROVED PLANNED DEVELOPMENT DISTRICT AND THAT ALL DEVELOPMENT PLANS RECORDED HERE UNDER SHALL BE BINDING UPON THE APPLICANT THEREOF, HIS SUCCESSORS AND ASSIGNS, AND SHALL LIMIT AND CONTROL ALL BUILDING PERMITS.
16. ALL RESIDENTIAL LOTS IN THE DEVELOPMENT SHALL HAVE ONE DRIVE APPROACH. THIS APPROACH SHALL BE INSIDE THE SUBDIVISION AND NOT ALLOWED ON SOUTH HOLLAND ROAD OR NATIONAL PARKWAY.
17. A ENTRY MASONRY MONUMENT/SIGN AT MAIN ENTRIES WILL BE PROVIDED. MAIN ENTRIES ARE AT THE INTERSECTIONS OF NATIONAL PARKWAY AND GARDEN PATH LANE AND SAGE DRIVE.
18. A FIVE FOOT (5') CONCRETE SIDEWALK TO BE CONSTRUCTED ALONG NATIONAL PARKWAY BY DEVELOPER AND A FOUR FOOT (4') INTERIOR SUBDIVISION SIDEWALKS BY HOME BUILDER.
19. LOTS WITH AN (•) ARE SUBJECT TO A 2,000 S.F. MINIMUM HOUSE.
20. [ ] INDICATES "TRANSPORTATION VISIBILITY EASEMENT".
21. CONSTRUCTION OF NATIONAL PARKWAY THROUGH THE VARIOUS PHASES OF RESIDENTIAL AND COMMERCIAL DEVELOPMENT WILL BE DETERMINED BY THE CITY AT THE TIME OF APPLICATION FOR SUBDIVISION PLAT APPROVAL. CITY REGULATIONS REQUIRE ANY PHASE AS PROPOSED WILL HAVE TWO (2) POINTS OF ACCESS AND THE SINGLE FAMILY DEVELOPMENT WILL COMPLY.
22. ALL FENCES BETWEEN AN AMENITY CENTER AND RESIDENTIAL LOTS SHALL BE EITHER CEDAR OR RED WOOD WITH GALVANIZED POLES.
23. ON LOT 12, BLOCK 12 A 6-FOOT WROUGHT IRON FENCE SHALL BE INSTALLED ADJACENT TO SOUTH HOLLAND ROAD.
24. ON LOT 20, BLOCK 22 AND LOT 1, BLOCK 23 A SCREENING DEVICE OF EITHER CEDAR OR RED WOOD WITH BRICK COLUMNS SPACED 32 FEET SHALL BE CONSTRUCTED ADJACENT TO SEETON ROAD.
25. SIX-FOOT WROUGHT IRON FENCES SHALL BE INSTALLED ALONG THE BOUNDARIES OF ANY AMENITY CENTER LOTS NOT ADJACENT TO RESIDENTIAL LOTS, SOUTH HOLLAND ROAD OR NATIONAL PARKWAY.
26. TREE SPACING ALONG NATIONAL PARKWAY AND SOUTH HOLLAND ROAD RIGHT-OF-WAYS SHALL BE 35' TO 50' AND ONLY ALLOWED IN DESIGNATED AREAS.
27. ANY FUTURE NATIONAL PARKWAY CROSSWALKS SHOULD FEATURE A DIFFERENT COLOR, PATTERN AND/OR TEXTURE THAN THE SMOOTH CONCRETE STREET PAVEMENT AND SHALL BE APPROVED BY THE CITY ENGINEER.
28. THE DEVELOPMENT WILL COMPLY WITH THE PARKLAND DEDICATION PARK DEVELOPMENT ORDINANCE.
29. ONLY ONE DRIVEWAY WILL BE PERMITTED ON NATIONAL PARKWAY FOR LOT 1, BLOCK 13 AND TWO DRIVEWAYS PERMITTED ON SOUTH HOLLAND ROAD FOR LOT 1, BLOCK 13 AND LOT 1, BLOCK 14.
30. LOT 1, BLOCK 14 SHALL BE FOR THE USE OF AN ASSISTED LIVING/NURSING CARE FACILITY. THE ASSISTED LIVING/NURSING CARE FACILITY SHALL COMPLY WITH ALL APPLICABLE DESIGN STANDARDS AND REGULATIONS OF ZONING ORDINANCE NO. 671 APPLICABLE TO DEVELOPMENTS IN THE C-2 ZONING DISTRICT, INCLUDING, BUT NOT LIMITED TO, AREA, SETBACK AND HEIGHT REGULATIONS; COMMUNITY DESIGN STANDARDS; PARKING AND LOADING STANDARDS; AND RESIDENTIAL PROXIMITY STANDARDS, INCLUDING ANY FUTURE AMENDMENTS THEREOF. THE FACILITY SHALL COMPLY WITH ALL LANDSCAPING REQUIREMENTS OF SECTIONS 7300, 7301, AND 7302 OF THE ZONING ORDINANCE, EXCEPT THAT THE REQUIRED PERIMETER SCREENING FOR THE PROPERTY SHALL BE COMPOSED OF A WROUGHT IRON FENCE WITH MASONRY COLUMNS AND HEDGES USING EVERGREEN MATERIAL OF A NON-DWARF VARIETY SPECIES (NOT LESS THAN 3 FEET HIGH WHEN PLANTED) TO BE PLANTED AND MAINTAINED AT A HEIGHT OF 6 TO TEN FEET TO FORM A CONTINUOUS, UNBROKEN, SOLID VISUAL SCREEN, AND SHALL BE CONSISTENT WITH THE STREET LANDSCAPING OF THE GARDEN HEIGHTS DEVELOPMENT. AS REQUIRED, TREES WILL BE PLANTED IN THE BUFFERYARD.

ARCHITECTURAL FEATURES FOR SINGLE FAMILY RESIDENCES:

1. ROOF PITCH MINIMUM OF 6:12.
2. 100% BRICK, STONE, ROCK OR ANY OTHER COMPARABLE MASONRY PRODUCT ON FRONT OF THE HOUSE.
3. UPGRADED GARAGE DOORS WITH RECESSED PANELS AND DECORATIVE EXTERIOR HARDWARE. REFER TO THE EXHIBITS IN THE "PD" ORDINANCE.

PROHIBITED COMMERCIAL LAND USES IN PD C-1 AND PD C-2

1. QUARTERS FOR ON-SITE MANAGER OR CARETAKER OF MINI-WAREHOUSES
2. AUTO SALES, IN BUILDING
3. NEW TRUCK SALES LOT
4. NEW AND USED CAR SALES LOT
5. USED CAR ONLY SALES LOT
6. AGRICULTURAL OR UTILITY TRAILER SALES
7. WRECKING OR SALVAGE YARD
8. TRAILER, TRUCK OR RECREATIONAL VEHICLE RENTAL
9. MINI-WAREHOUSES
10. STORAGE OR SALES WAREHOUSE
11. CEMETARY, MAUSOLEUM OR CREMATORIUM
12. FAIRGROUND OR EXHIBITION AREA
13. HOSPITAL/HOME/CENTER FOR ALCOHOLIC OR PSYCHIATRIC PATIENTS
14. HOTEL OR MOTEL
15. ELECTRICAL GENERATING PLANT
16. ELECTRICAL SUBSTATION
17. PUMPING STATION
18. RADIO, TV OR MICROWAVE TOWER
19. RAILROAD SWITCHING YARDS
20. SEWAGE PUMPING STATION
21. UTILITY SERVICE OR STORAGE YARD OR BUILDINGS
22. WATER STANDPIPE OR ELEVATED WATER SUPPLY, RESERVOIR OR WELL
23. WATER TREATMENT PLANT
24. AMUSEMENT, COMMERCIAL (OUTDOOR)
25. BAR, DANCE HALL OR NIGHT CLUB
26. CAMP GROUND
27. COMMERCIAL SPORT, BALLPARK, STADIUM OR ATHLETIC FIELD
28. COUNTRY CLUB
29. DRIVING RANGE OR MINIATURE GOLF COURSE
30. GOLF COURSE
31. GUN CLUB, SKEET OR TARGET RANGE
32. SWIMMING POOL, COMMERCIAL
33. THEATRE, OTHER THAN DRIVE-IN
34. BUS STATION OR TERMINAL
35. HELIPORT
36. PARKING LOT OR STRUCTURE, COMMERCIAL
37. RAILROAD PASSENGER STATION
38. RAILROAD TRACK OR RIGHT-OF-WAY
39. AUTO GLASS, UPHOLSTERY OR MUFFLER SHOP
40. AUTO RENTAL
41. BUILDING MATERIAL OR LUMBER YARD
42. PLUMBING, ELECTRICAL OR AIR CONDITIONING SALES AND SERVICE
43. SCIENTIFIC OR RESEARCH LABORATORIES
44. WHOLESALE OFFICE OR SAMPLE ROOM ONLY
45. DISCOUNT, VARIETY, DEPARTMENT STORE
46. PET SHOP
47. USED MERCHANDISE STORE
48. COIN-OPERATED LAUNDRIES AND/OR DRY CLEANING, SELF-SERVICE

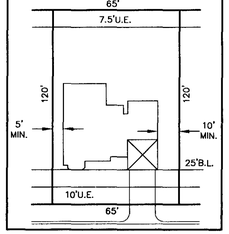
LIMITED USE IN THE COMMMERCIAL AREAS

1. ANY FUTURE GAS STATIONS WILL BE RESTRICTED TO A CORNER LOT AT THE NORTHEAST CORNER OF THE INTERSECTION OF SOUTH HOLLAND ROAD AND NATIONAL PARKWAY.

TYPICAL LOT SIZES FOR DEVELOPMENT

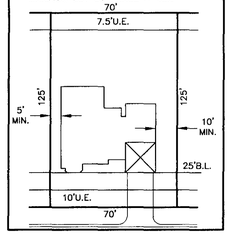
TYPICAL 65' LOT

PROPOSED ZONING PD SF-7.5/18
MINIMUM AREA ~ 7,500 S.F.
MINIMUM WIDTH ~ 65'
MIN. STREET FRONTAGE (CUL-DE-SAC LOTS) ~ 45' ON R.O.W.
FRONT BUILDING SET-BACK ~ 25'
SIDE YARD SET-BACK ~ 5'
SIDE YARD SET-BACK ~ 10'
REAR YARD SET-BACK ~ 15'
MINIMUM FLOOR AREA ~ 1800 S.F.
MAXIMUM HEIGHT ~ 35'
MASONRY REQUIREMENT ~ MIN. 80%
MAXIMUM LOT COVERAGE ~ 45%



TYPICAL 70' LOT

PROPOSED ZONING PD SF-8.4/18
MINIMUM AREA ~ 8,400 S.F.
MINIMUM WIDTH ~ 70'
MIN. STREET FRONTAGE (CUL-DE-SAC LOTS) ~ 45' ON R.O.W.
FRONT BUILDING SET-BACK ~ 25'
SIDE YARD SET-BACK ~ 5'
SIDE YARD SET-BACK ~ 10'
REAR YARD SET-BACK ~ 15'
MINIMUM FLOOR AREA ~ 1800 S.F.
MAXIMUM HEIGHT ~ 35'
MASONRY REQUIREMENT ~ MIN. 80%
MAXIMUM LOT COVERAGE ~ 45%

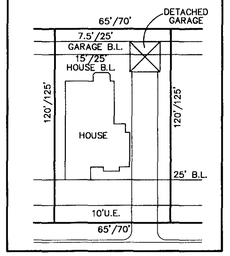


PRODUCT TYPE

DETACHED FRONT LOAD

REAR BUILDING SETBACKS ALONG NATIONAL PARKWAY AND SOUTH HOLLAND ROAD ARE MINIMUM 25'

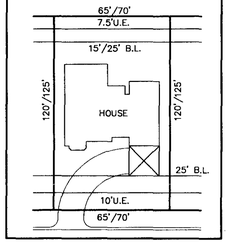
MAXIMUM BUILDING TYPE: 10%



"J" SWING GARAGE

REAR BUILDING SETBACKS ALONG NATIONAL PARKWAY AND SOUTH HOLLAND ROAD ARE MINIMUM 25'

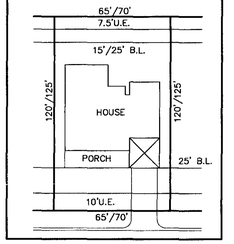
MINIMUM BUILDING TYPE: 10%



FRONT LOAD PORCH

REAR BUILDING SETBACKS ALONG NATIONAL PARKWAY AND SOUTH HOLLAND ROAD ARE MINIMUM 25'

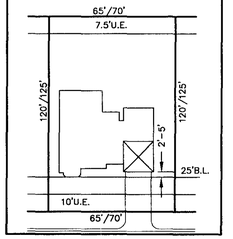
MINIMUM BUILDING TYPE: 10%



FRONT ENTRY WITH GARAGE SETBACK

GARAGE SETBACK: 2'-5' BACK FROM BUILDING SETBACK

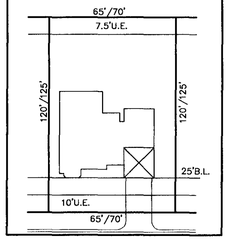
MINIMUM BUILDING TYPE: 25%



FRONT ENTRY WITHOUT GARAGE SETBACK

GARAGE SETBACK: 0' BACK FROM BUILDING SETBACK

MAXIMUM BUILDING TYPE: 45%



FLOOR AREA TABLE

PROPOSED PERCENTAGE FOR DEVELOPMENT

MIN. 1,800 - 2,000 SF 25%
2,000 - 2,200 SF 25%
> 2,200 SF 50%

NOTE: LOTS 1-12, BLOCK 1; LOTS 2-14, BLOCK 2; LOTS 1-3 AND 11-13, BLOCK 7; LOTS 1-2 AND 16-28, BLOCK 9; ARE SUBJECT TO A 2,000 S.F. MINIMUM HOUSE (INDICATED WITH AN "•".

ESTIMATED DEVELOPMENT SCHEDULE

	SINGLE FAMILY LOTS	AREA S.F./ACRES	COMMENCE	COMPLETION
PHASE ONE	117	1,714,752/39.365	DECEMBER 2005	DECEMBER 2006
PHASE TWO	116	1,373,360/31.528	DECEMBER 2006	DECEMBER 2007
PHASE THREE	87	1,060,275/24.341	DECEMBER 2008	DECEMBER 2009
PHASE FOUR	137	2,101,336/48.240	DECEMBER 2009	DECEMBER 2010

SQUARE FOOTAGE OF PRIVATE OPEN SPACE AREAS

(ALONG NATIONAL PARKWAY AND SOUTH HOLLAND ROAD)

LOT	BLOCK	S.F./ACRES
20	1	17,069/0.392
1	2	1,200/0.028
1	3	1,200/0.028
27	3	10,953/0.251
1	6	1,150/0.026
32	6	15,412/0.354
17	7	8,200/0.188
1	12	9,850/0.226
1	15	1,750/0.040
10	16	8,956/0.206
9	20	7,828/0.180
1	21	1,493/0.034
4	22	8,456/0.194
1	23	2,023/0.046
15	24	8,446/0.194
27	25	6,138/0.141
1	26	15,683/0.360
	TOTAL:	125,807/2.888

PRIVATE OPEN SPACE/DETENTION PONDS

LOT	BLOCK	S.F./ACRES
12	12	84,432/1.938
4	21	2,600/0.060
15	21	2,632/0.060
2	22	187,870/4.313
3	22	59,091/1.357
8	24	21,289/0.489
	TOTAL:	357,914/8.217

AMENITY CENTERS

LOT	BLOCK	S.F./ACRES
12	8	46,698/1.072
1	22	88,464/2.031
	TOTAL:	135,162/3.103

SUMMARY OF PRIVATE/AMENITY AREAS

OPEN SPACE (PERIMETER STREETS)	2.888 ACRES
OPEN SPACE/DETENTION PONDS	8.217 ACRES
AMENITY CENTERS	3.103 ACRES
TOTAL:	14.208 ACRES

PROPOSED LAND USE DENSITY

USE	ACREAGE	NO. OF LOTS	DENSITY
PD SF-8,400 S.F.	17.874	57	3.189
PD SF-7,500 S.F.	125.600	400	3.185
TOTAL:	143.474	457	3.185

COMMERCIAL (C-1) (NEIGHBORHOOD BUSINESS DISTRICT) 5.008 ACRES

COMMERCIAL (C-2) (COMMUNITY BUSINESS DISTRICT) 19.564 ACRES

PD FOR ASSISTED LIVING/NURSING CARE FACILITY) 9.136 ACRES

OWNER/DEVELOPER:
TAURUS OF TEXAS GP, LLC
9285 HUNTINGTON SQUARE, SUITE 100
NORTH RICHLAND HILLS, TEXAS 76180
PHONE: (817) 788-1000
FAX: (817) 788-1670

ENGINEER:
WELCH ENGINEERING, INC.
9001 AIRPORT FREEWAY, SUITE 670
NORTH RICHLAND HILLS, TEXAS 76180
PHONE: (817) 589-2900
FAX: (817) 589-0990

LAND PLANNER:
HELEN-EVE L. LEIBMAN LAND PLANNING
854 CHESHIRE DRIVE
COPPELL, TEXAS 75019
PHONE: (972) 304-8541
FAX: (972) 304-0762

AN AMENDMENT TO THE DEVELOPMENT PLAN FOR

Garden Heights

BEING A REVISION OF PHASE 3 ON THE APPROVED DEVELOPMENT PLAN
SITUATED IN THE S.C. NEILL SURVEY, ABSTRACT NO. 1159
CITY OF MANSFIELD, TARRANT COUNTY, TEXAS

DECEMBER 2006
177.182 ACRES

1-ASSISTED LIVING/NURSING CARE FACILITY LOT
2-C1 LOTS, 2-C2 LOTS
57-70'x125' RESIDENTIAL LOTS
400-65'x120' RESIDENTIAL LOTS
ZC#06-031

REVISED: JANUARY 26, 2007
REVISED: JANUARY 2, 2007
REVISED: DECEMBER 15, 2006

FILE COPY

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EXHIBIT "B"

EXHIBIT "B"

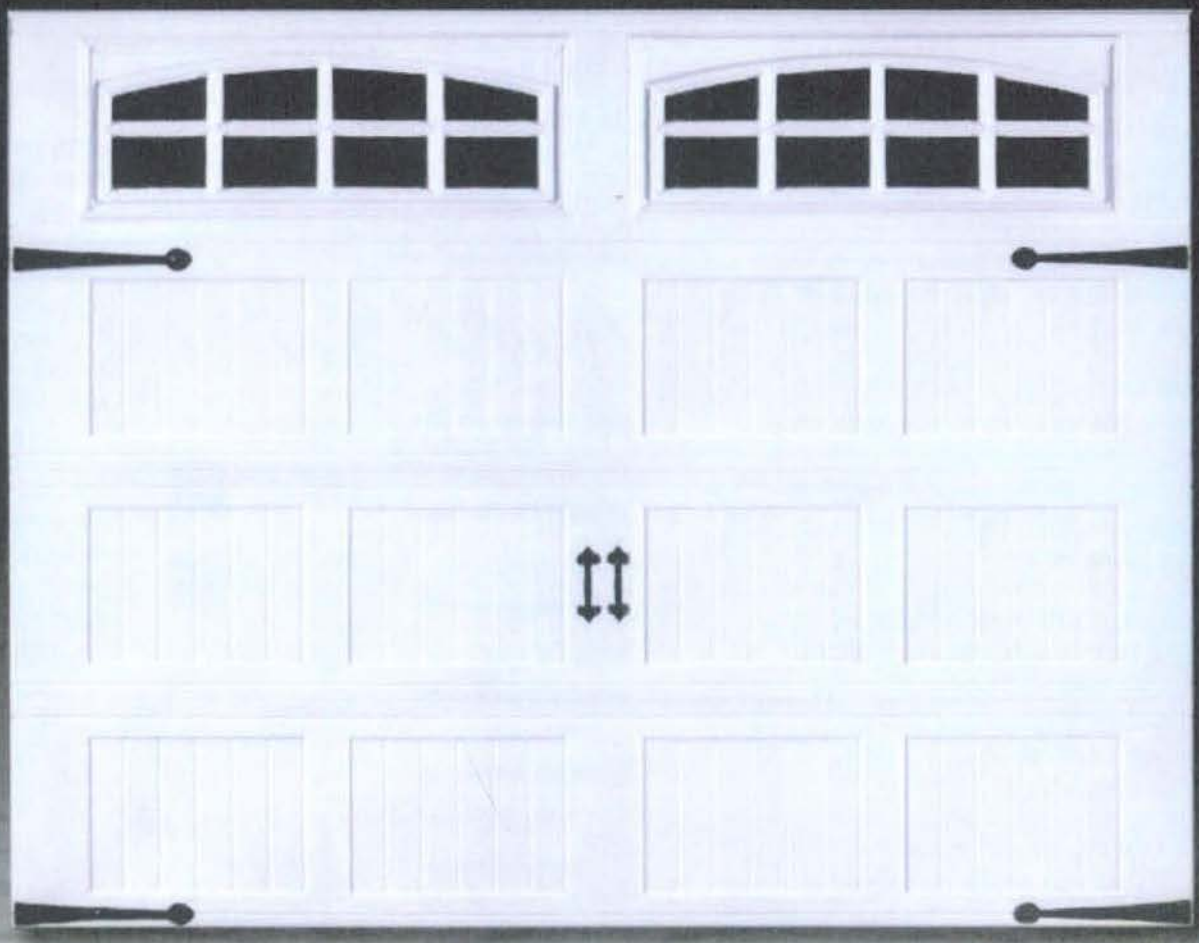
EXHIBIT "B"

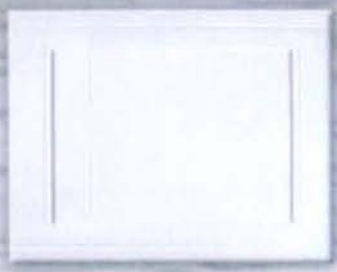
EXHIBIT "B"

EXHIBIT "B"

EXHIBIT "B"

CS SERIES
CARRIAGE STYLE





Available In Selected Residential Models

"America's Door"

Mid-America Do

CS Series

Mid-America's CS Series offers a unique recessed panel design with the elegant look of wood and the strength and durability of steel. All models add classic design and striking eye appeal to any home.

Standard Heights	6'6", 7'0", 7'6", 8'0"

Panels Wide	4	4	4	3	3	3	4	4	4
Door Width	8'	9'	10'	12'	14'	15'	16'	18'	20'

Standards

- Unique recessed wood grain panel with vertical subpanels.
- Hot dipped galvanized pre-painted, nominal 24 gauge steel (Regal), 24 gauge steel (Celebrity).
- Interior return rails hemmed the entire length of section for added strength and safety.
- Commercial grade vinyl retainer (Regal & Celebrity), heavy aluminum bottom retainer (Vantage), for extra strength with thick vinyl weatherstrip that runs the entire length of the bottom to conform with the floor and seal out the elements.
- Rugged hot dipped galvanized tracks, brackets, wide body hinges, and full steel ball bearing rollers. Torsion or extension springs deliver years of trouble-free performance and continuous smooth openings and closings.
- Mechanical security cylinder lock and key (Regal & Celebrity), or inside slide lock (Vantage).
- Backed by a limited lifetime warranty against splitting, cracking, and rust through.

Options

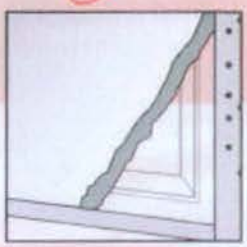
Stockton Arch

Stockton Long & Short Panel

Somerton Long Panel

Stockbridge Long & Short Panel

Wyndbridge Long Panel



- Colors: In addition to standard white, Regal, Celebrity and Vantage are also available in brown, almond, and sandstone, or can be painted to match any color trim.
- Insulation: Energy efficient polystyrene insulation covered with a heavy white vinyl backing to provide protection and an attractive finish (Regal & Celebrity), or sandwiched between two layers of steel (Vantage).
- Windows: Decorative windows and snap-in glazing inserts are available to compliment your homes architectural style.

Available Hardware

Steel Strap Hinge

Steel Heritage Hinge — Iron Stud with Screw

Hammered Iron Hinge — Hammered Iron Stud

Plastic Hinges

Strap

Heritage

Salem

Wilton

Handles

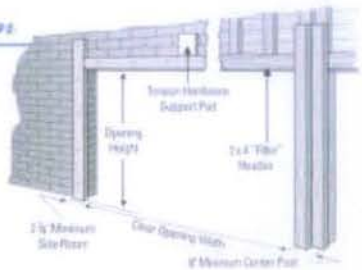
Steel Handle

Hammered Iron Handle

Carriage Knocker Kit

Carriage Handle

Installation Jamb Preparation



"America's Door"

Mid-America Door

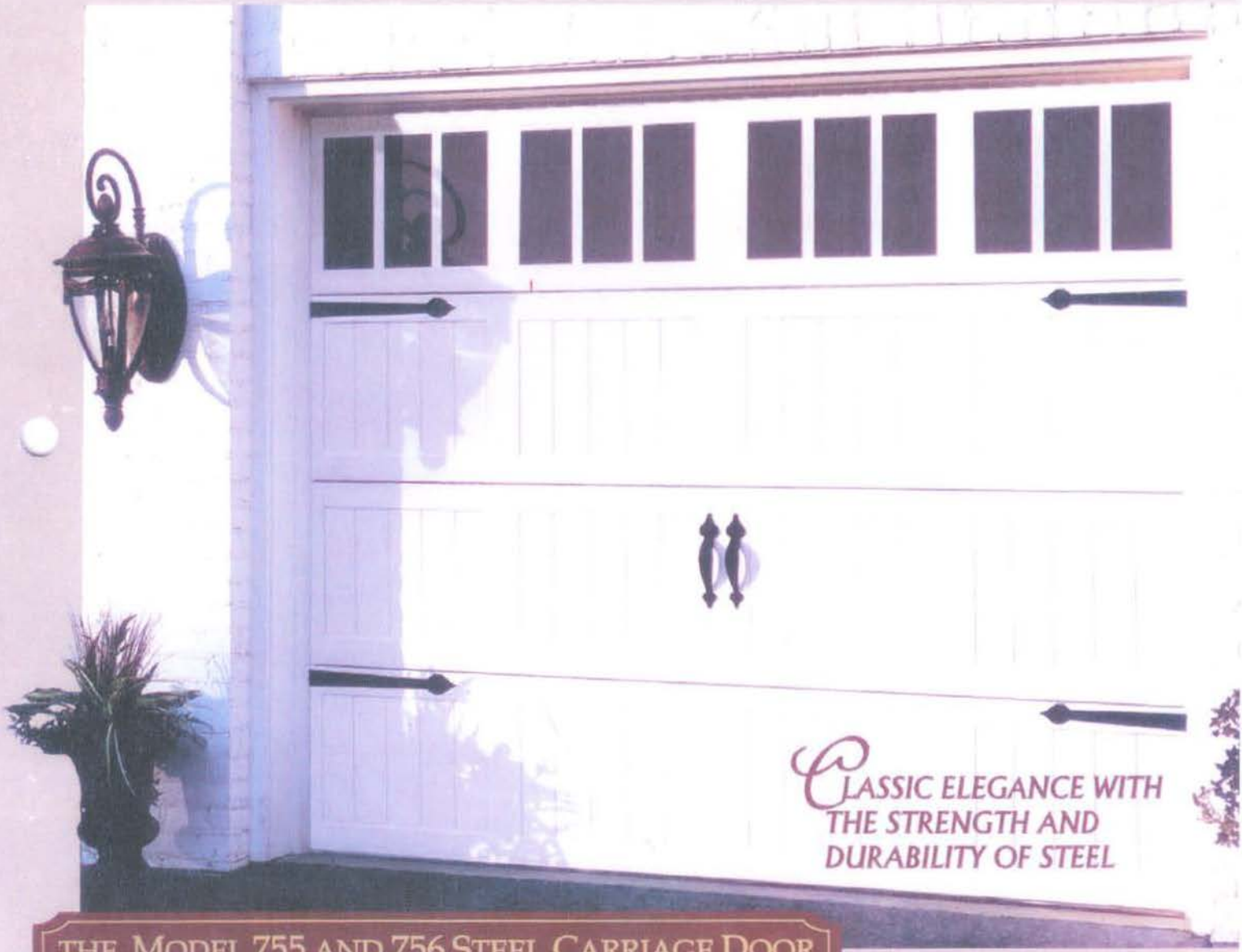
1001 West Hartford • Ponca City, OK 74601

IDA Founding Member

DASMA

EXHIBIT "B"

SADDLE CREEK COLLECTION



THE MODEL 755 AND 756 STEEL CARRIAGE DOOR

WR WINDSOR REPUBLIC DOORS

EXHIBIT "B"

CLASSIC ELEGANCE WITH THE STRENGTH AND DURABILITY OF STEEL

The Windsor Republic Model 755 and 756 carriage doors combine enduring beauty with strong-as-steel construction. Borrowing from the classic design of yesterday's carriage house doors, the Saddle Creek Collection makes a timeless statement.

Each carriage door features a deep embossed woodgrain texture in your choice of three colors. The Model 755 is constructed of 2" thick steel sections, with an option for laid-in-place polystyrene insulation. The Model 756 is constructed of 1-3/8" thick steel backed sections with a polystyrene core. Both models are available with optional decorative hardware and a variety of decorative window options.

The attention we pay to the details ensures you will be pleased with your decision. Every Windsor Republic door incorporates the most current safety features and is built to operate virtually maintenance-free for years to come.

STURDY TOG-L-LOC™ FASTENING SYSTEM
Stronger than rivets, ensuring leak-proof, rustproof joints.

STRONG BY DESIGN
Galvanized steel end and center stiles add superior strength to the entire door.

SMOOTH OPERATING NYLON ROLLERS
Galvanized steel hinges and quiet nylon rollers are built for a lifetime of use.

BEAT THE HEAT. AND THE COLD.
The Model 755 features an optional full thickness of laid-in-place polystyrene insulation. The Model 756 features a steel back and full thickness of polystyrene insulation.

Model 755-I

Model 756

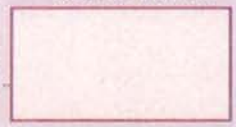
WINDSOR REPUBLIC INSULATION 6.3 R-VALUE
Model 756

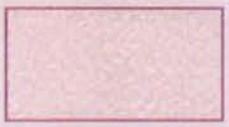
ANOTHER DETAIL THAT MAKES A DIFFERENCE.
Tongue and groove joint construction seals and aligns the sections providing a snug, weather tight fit.

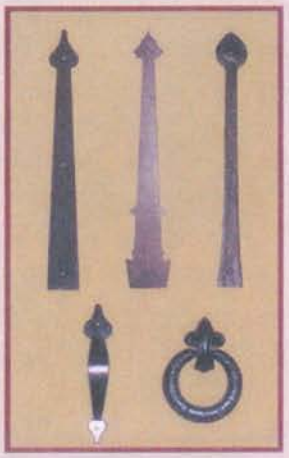
SHOWN AS MODEL 756

A CLEAN FINISH.
The flush steel interior skin of the Model 756 gives the door a cleaner appearance while adding strength, sound and energy values. And, Windsor Republic guarantees the 756 against section delamination for 5 years!

POLAR WHITE


ALMOND


SANDSTONE



CHURCHILL RANCH

COLONIAL RANCH

AUGUSTA

CHURCHILL

COLONIAL

KENNSINGTON

MAJESTIC

MONTICELLO

OAKLAWN

STOCKBRIDGE

WINDSOR REPUBLIC DOORS

5800 Scott Hamilton Drive
Little Rock, AR 72209
501-562-1872
www.windsordoor.com

AUTHORIZED WINDSOR REPUBLIC DEALER

Residential Districts													Permitted Primary Uses	Nonresidential Districts								
A	SF-5AC/24	SF-12/22	SF-9.6/20	SF-8.4/18	SF-8.4/16	SF-7.5/18	SF-7.5/16	SF-7.5/12	SF-6/12	2F	MF-1	MF-2	A. Accessory Residential Uses	OP	C-1	C-2	C-3	I-1	I-2	PD	Parking Group Table, Sec. 7200	Special Conditions, Sec. 7800
P	P	P	P	P	P	P	P	P	P	P	P	P	1. Accessory Building, Structure or Use							P		5
P	P	P	P	P	P	P	P	P	P				2. Accessory Dwelling							P		35
P	P	P	P	P	P	P	P	P	P	P	P	P	3. Home Occupation							P		6
P	P	P	P	P	P	P	P	P	P	P	P	P	4. Private Recreation Facility							P		7
P	P	P	P	P	P	P	P	P					5. Private Stable							P		12
P	P	P	P	P	P	P	P	P	P	P	P	P	6. Private Utility Shop or Storage							P		10
													7. Quarters for On-Site Manager or Caretaker of Mini-warehouses (NO)			P	P	P	P	P		32
P	P	P	P	P	P	P	P	P	P	P	P	P	8. Swimming Pool							P		9
P	P	P	P	P	P	P	P	P	P	P	P	P	9. TV Dish Antenna	P	P	P	P	P	P	P		11

Residential Districts														Permitted Primary Uses	Nonresidential Districts									
A	SF-5AC/24	SF-12/22	SF-9.6/20	SF-8.4/18	SF-8.4/16	SF-7.5/18	SF-7.5/16	SF-7.5/12	SF-6/12	2F	MF-1	MF-2	B. Agricultural Uses	OP	C-1	C-2	C-3	I-1	I-2	PD	Parking Group Table, Sec. 7200	Special Conditions, Sec. 7800
S													1. Animal Pound (Public or Private)				S	S	S			
P	S	S	S	S	S	S	S	S					2. Farm, Ranch or Orchard									20
S													3. Kennel				S	S	S			
S													4. Livestock Auction				S	S	S			
S													5. Livestock Feed Lot					S	S			
S													6. Poultry Raising or Hatchery					S	S			

Residential Districts														Permitted Primary Uses	Nonresidential Districts								
A	SF-5AC/24	SF-12/22	SF-9.6/20	SF-8.4/18	SF-8.4/16	SF-7.5/18	SF-7.5/16	SF-7.5/12	SF-6/12	2F	MF-1	MF-2	C. Automobile/Vehicle Service Uses	OP	C-1	C-2	C-3	I-1	I-2	PD	Parking Group Table, Sec. 7200	Special Conditions, Sec. 7800
													1. Auto Auction				P	P	P	P	7f	
													2. Auto Glass, Upholstery or Muffler Shop ✓ NO			P	P	P	P	P	7b	18
													3. Car Wash, Including Self-Service			S	P	P	P	P	7g	17
													4. Auto Painting or Body Repair				P	P	P	P	7b	18
													5. Auto Parts or Accessory Sales (Indoor)		S	P	P	P	P	P	7c	
													6. Auto Parts or Accessory Sales (Outdoor)				P	P	P	P	7d	
													7. Auto Rental NO			P	P	P	P	P		
													8. Recreational Vehicle Sales, Including RV Trailers				P	P	P	P		
													9. Auto Sales, In Building (NO)			P	P	P	P	P	7e	
													10. Gasoline Service Station corner only not only that <10x		S	P	P	P	P	P	7a	
													11. New Truck Sales Lot (NO)			S	P	P	P	P		
													12. New and Used Car Sales Lot (NO)			P	P	P	P	P	7f	26
													13. Truck or Heavy Vehicle Repair				P	P	P	P	7b	18
													14. Auto Repair Garage			S	P	P	P	P	7b	18
													15. Temporary Storage of Impounded Vehicle				P	P	P	P		
													16. Tire Retreading or Capping					P	P		7b	
													17. Used Truck Only Sales Lot				P	P	P	P		
													18. Used Car Only Sales Lot (NO)			S	P	P	P	P	7f	
													19. Agricultural or Utility Trailer Sales (NO)			S	P	P	P	P		
													20. Wrecking or Salvage Yard (NO)			S	S	S	S		8d	19
													21. Trailer, Truck or Recreational Vehicle Rental (NO)			S	P	P	P	P		29

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Residential Districts														Permitted Primary Uses	Nonresidential Districts								
A	SF-5AC/24	SF-12/22	SF-9.6/20	SF-8.4/18	SF-8.4/16	SF-7.5/18	SF-7.5/16	SF-7.5/12	SF-6/12	2F	MF-1	MF-2	D. Commercial and Warehouse Uses	OP	C-1	C-2	C-3	I-1	I-2	PD	Parking Group Table, Sec. 7200	Special Conditions, Sec. 7800
													1. Adult Entertainment Establishment					P	P		5b	21, 30
													2. Bakery or Confectionery Wholesale				P	P	P	P	8e	
													3. Bottle Works Wholesale				P	P	P	P	8e	
													4. Building Material or Lumber Yard No			P	P	P	P	P	8a, 8d	28
													5. Cabinet Making				P	P	P	P	8e	
													6. Woodworking Shop				P	P	P	P	8e	
													7. Chemical Products, Bulk Storage				S	S	P	P	8c	
													8. Upholstery				P	P	P	P	8e	
													9. Cleaning, Laundry Plant				P	P	P	P	8e	
													10. Dyeing Plant				S	P	P	P	8e	
													11. Cleaning Plant, Other Than Clothing and Linen				P	P	P	P	8e	
													12. Clothing Mfg. or Light Fabrication and Assembly				P	P	P	P	8e	
													13. Contractor Shop and Storage Yard (Outside)				S	P	P	P	8d, 8e	
													14. Feed Store				P	P	P	P	8e	
													15. Heavy Machinery Sales, Service or Storage				P	P	P	P	8d, 8e	
													16. Job Printing				P	P	P	P	8e	
													17. Newspaper Printing				P	P	P	P	8e	
													18. Machine Shop or Welding				P	P	P	P	8e	
													19. Maintenance or Repair Services For Buildings				P	P	P	P	8e	
													20. Mini-Warehouses (No)			P	P	P	P	P		27
													21. Nursery-Wholesale				P	P	P	P	8e	
													22. Open Storage or Sale of Commodities Not Elsewhere Listed				P	P	P	P	8d	
													23. Paint Shop or Paint Mixing, Wholesale or Warehouse				P	P	P	P	8e	

Residential Districts														Permitted Primary Uses	Nonresidential Districts								
A	SF-5AC/24	SF-12/22	SF-9.6/20	SF-8.4/18	SF-8.4/16	SF-7.5/18	SF-7.5/16	SF-7.5/12	SF-6/12	2F	MF-1	MF-2	D. Commercial and Warehouse Uses (continued)	OP	C-1	C-2	C-3	I-1	I-2	PD	Parking Group Table, Sec. 7200	Special Conditions, Sec. 7800
													24. Plumbing, Electrical or Air Conditioning Sales and Service No			P	P	P	P	P	8e	
													25. Recycling Collection Center				P	P	P	P	8e	
													26. Scientific or Research Laboratories No			P	P	P	P	P	8e	
													27. Storage or Sales Warehouse (NO)			P	P	P	P	P	8c	27
													28. Trailer or Mobile Home Sales or Rental				P	P	P	P	8d	
													29. Wholesale Office or Sample Room Only No			P	P	P	P	P	8c	

Residential Districts													Permitted Primary Uses	Nonresidential Districts								
A	SF-5AC/24	SF-12/22	SF-9.6/20	SF-8.4/18	SF-8.4/16	SF-7.5/18	SF-7.5/16	SF-7.5/12	SF-6/12	2F	MF-1	MF-2	E. Educational, Institutional and Special Uses	OP	C-1	C-2	C-3	I-1	I-2	PD	Parking Group Table, Sec. 7200	Special Conditions, Sec. 7800
													1. Art Gallery or Museum	P	P	P	P	P	P	P	2k	
S	S	S	S	S	S	S	S	S	S	S	S	S	2. Cemetery, Mausoleum or Crematorium (NO)	S	S	S	S	S	S	S		
P	P	P	P	P	P	P	P	P	P	P	P	P	3. Church or Rectory	P	P	P	P	P	P	P	2f	
													4. College, University, Business or Professional School	P	P	P	P	P	P	P	2c	
P	P	P	P	P	P	P	P	P	P	P	P	P	5. Community Center, Public	P	P	P	P	P	P	P	2a	
S	S	S	S	S	S	S	S	S	S	S	S	S	6. Convent or Monastery	P	P	P	P	P	P	P		
S										S	S	S	7. Day Nursery of Child Care Center	P	P	P	P	P	P	P	2g	
S	S	S	S	S	S	S	S	S	S	S	S	S	8. Elementary or Secondary School, Private	P	P	P	P	P	P	P	2b	
P	P	P	P	P	P	P	P	P	P	P	P	P	9. Elementary or Secondary School, Public			P	P	P	P	P	2b	
													10. Fairground or Exhibition Area (NO)			P	P	P	P	P	2d, 2e	
													11. Fraternal Organization, Lodge or Civic Club	S	P	P	P	P	P	P	2l	
													12. Hospital/ Home/Center for Alcoholic or Psychiatric Patients (NO)		S	S	S	S	S	P	2i	
													13. Hospital/Home/Center for General, Acute or Chronic Care	P	P	P	P	P	P	P	2h	
S										S	S	S	14. Kindergarten, Private	P	P	P	P	P	P	P	2g	
													15. Labor Union or Similar Union Organization	S	P	P	P	P	P	P	2p	
P	P	P	P	P	P	P	P	P	P	P	P	P	16. Library, Public	P	P	P	P	P	P	P	2k	
													17. Mortuary or Funeral Chapel			P	P	P	P	P	2o	
													18. Nursing or Personal Care Facility	P	P	P	P	P	P	P	2n	
													19. Jail or Prison, Privately Owned or Operated					S	S			
P	P	P	P	P	P	P	P	P	P	P	P	P	20. Public Park, Playground	P	P	P	P	P	P	P		
													21. Vocational or Trade School		P	P	P	P	P	P	2b	

Residential Districts														Permitted Primary Uses	Nonresidential Districts								
A	SF-5AC/24	SF-12/22	SF-9.6/20	SF-8.4/18	SF-8.4/16	SF-7.5/18	SF-7.5/16	SF-7.5/12	SF-6/12	2F	MF-1	MF-2	F. General Retail Uses	OP	C-1	C-2	C-3	I-1	I-2	PD	Parking Group Table, Sec. 7200	Special Conditions, Sec. 7800
													1. Bakery or Confectionery Shop, Retail	P	P	P	P	P	P	P	4b	24
													2. Book Store, Retail	P	P	P	P	P	P	P	4b	24
													3. Camera and Photography Supply	P	P	P	P	P	P	P	4b	24
													4. Cleaning and Laundry, Retail			P	P	P	P	P	4b	
													5. Discount, Variety, Department Store No			P	P	P	P	P	4b	
													6. Drug Store or Pharmacy	P	P	P	P	P	P	P	4b	24
													7. Florist, Retail	P	P	P	P	P	P	P	4b	24
													8. Food or Beverage Sales Store	P	P	P	P	P	P	P	4b	24
												•	9. Furniture, Home Furnishings or Appliance Store			P	P	P	P	P	4c	
													10. Upholstery		S	P	P	P	P	P	4c	
													11. Gift, Novelty or Souvenir	P	P	P	P	P	P	P	4b	24
													12. Handicraft or Art Object Sales Store		P	P	P	P	P	P	4b	
													13. Hobby, Toy or Game Shop		P	P	P	P	P	P	4b	
													14. Jewelry Store			P	P	P	P	P	4b	
													15. Luggage or Leather Goods Store			P	P	P	P	P	4b	
													16. Nursery or Garden Shop, Retail			P	P	P	P	P	4b	28
													17. Pet Shop No			P	P	P	P	P	4b	
													18. Retail and Service Establishments Not Elsewhere Listed	S	S	P	P	P	P	P	4a, 4b	22, 24
													19. Sewing, Needlework and Goods Store		P	P	P	P	P	P	4b	
													20. Stationery Store	P	P	P	P	P	P	P	4b	24
													21. Sporting Goods or Bicycle Shop			P	P	P	P	P	4b	
													22. Used Merchandise Store No			P	P	P	P	P	4b	

Residential Districts														Permitted Primary Uses	Nonresidential Districts								
A	SF-5AC/24	SF-12/22	SF-9.6/20	SF-8.4/18	SF-8.4/16	SF-7.5/18	SF-7.5/16	SF-7.5/12	SF-6/12	2F	MF-1	MF-2	G. General Service and Office Type Uses	OP	C-1	C-2	C-3	I-1	I-2	PD	Parking Group Table, Sec. 7200	Special Conditions, Sec. 7800
													1. Advertising Agencies	P	P	P	P	P	P	P	6d	
													2. Advertising Service with Outdoor Storage Facilities				P	P	P	P	6d	
													3. Drive-In Banking Facilities			P	P	P	P	P	6a	
													4. Banking Offices or Facilities Excluding Drive-In Services	P	P	P	P	P	P	P	6a	
													5. Beauty Shop or Barber Shop	S	P	P	P	P	P	P	4a	
													6. Catering Service			P	P	P	P	P		
													7. Coin-Operated Laundries and/or Dry Cleaning, Self-Service No		P	P	P	P	P	P	4e	
													8. Computer and/or Data Processing Services	P	P	P	P	P	P	P	6d	
													9. Eating Places with Drive-In Service		S	P	P	P	P	P	5b	21
													10. Eating Places without Drive-In Services		P	P	P	P	P	P	5a	21
													11. Fix-It Shop or Household Appliance Service and Repair		S	P	P	P	P	P	4c	
													12. Food Carts			P	P					33
													13. Agents for Garment Pressing, Laundries or Dry Cleaning	S	P	P	P	P	P	P	4a	
													14. Key Shop	S	P	P	P	P	P	P	4a	
													15. Mailing, Reproduction, Commercial Art, Photo or Steno Service	P	P	P	P	P	P	P	6d	
													16. Medical or Dental Laboratories	P	P	P	P	P	P	P	6d	
													17. Office, Physician, Dentist or Other Health Practitioners	P	P	P	P	P	P	P	6c	
													18. Office, Professional or Administration	P	P	P	P	P	P	P	6d	
													19. Personnel Supply Services	P	P	P	P	P	P	P	6d	
													20. Pet Grooming		P	P	P	P	P	P	4a	
													21. Private Club or Lodge			P	P	P	P	P	5b	21
													22. Shoe Repair Shop or Shoe Shine Parlor	P	P	P	P	P	P	P	4a	
													23. Studio for Photographer, Musician or Artist	P	P	P	P	P	P	P	4a	
													24. Tailor or Dressmaking Shop	P	P	P	P	P	P	P	4a	

Residential Districts														Permitted Primary Uses	Nonresidential Districts								
A	SF-5AC/24	SF-12/22	SF-9.6/20	SF-8.4/18	SF-8.4/16	SF-7.5/18	SF-7.5/16	SF-7.5/12	SF-6/12	2F	MF-1	MF-2	G. General Service and Office Type Uses (cont'd)	OP	C-1	C-2	C-3	I-1	I-2	PD	Parking Group Table, Sec. 7200	Special Conditions, Sec. 7800
													25. Veterinarian Hospital with Outside Animal Run or Pens				P	P	P	P	6d	
													26. Veterinarian Office Only			P	P	P	P	P	6d	

Residential Districts														Permitted Primary Uses	Nonresidential Districts								
A	SF-5AC/24	SF-12/22	SF-9.6/20	SF-8.4/18	SF-8.4/16	SF-7.5/18	SF-7.5/16	SF-7.5/12	SF-6/12	2F	MF-1	MF-2	H. Government Uses	OP	C-1	C-2	C-3	I-1	I-2	PD	Parking Group Table, Sec. 7200	Special Conditions, Sec. 7800
													1. Federal, State or Municipal Building	P	P	P	P	P	P	P		
P	P	P	P	P	P	P	P	P	P	P	P	P	2. Fire Station or Similar Public Safety Building	P	P	P	P	P	P	P		
													3. Public Utility Shop or Storage				P	P	P	P		

Residential Districts														Permitted Primary Uses	Nonresidential Districts								
A	SF-5AC/24	SF-12/22	SF-9.6/20	SF-8.4/18	SF-8.4/16	SF-7.5/18	SF-7.5/16	SF-7.5/12	SF-6/12	2F	MF-1	MF-2	I. Hotels, Group Quarters and Other Lodging Places	OP	C-1	C-2	C-3	I-1	I-2	PD	Parking Group Table, Sec. 7200	Special Conditions, Sec. 7800
S	S	S	S	S	S	S	S	S	S	S	S	S	1. Group Foster Homes							P	1a	
											S	S	2. Home for the Aged	S	P					P	2j	
												S	3. Hotel or Motel (NO)	S	P	P				P	1g	4, 21
											P	P	4. Houses on a Membership Basis							P	1g	
											P	P	5. Private Dormitory							P	1i	
											P	P	6. Rooming and Boarding House, Organization Hotel or Lodging							P	1f	

Residential Districts														Permitted Primary Uses	Nonresidential Districts								
A	SF-5AC/24	SF-12/22	SF-9.6/20	SF-8.4/18	SF-8.4/16	SF-7.5/18	SF-7.5/16	SF-7.5/12	SF-6/12	2F	MF-1	MF-2	J. Manufacturing and Industrial Uses	OP	C-1	C-2	C-3	I-1	I-2	PD	Parking Group Table, Sec. 7200	Special Condit-ions, Sec. 7800
													1. Acid Manufacturing						P	P	8f	
													2. Aircraft Hardware or Parts Manufacturing					P	P	P	8f	
													3. Aircraft Manufacturing						P	P	8f	
													4. Ammonia Manufacturing						P	P	8f	
													5. Meat Packing					S	P		8f	
													6. Appliance (Small) Manufacturing					P	P	P	8f	
													7. Asphalt or Concrete Batch Plant					S	P		8f	
													8. Automobile Manufacturing						P	P	8f	
													9. Boiler Works						P	P	8f	
													10. Brick Kiln, Tilt or Foundry						P		8f	
													11. Cement or Hydrated Lime Manufacture						P		8f	
													12. Chemical Processing					S	P	P	8f	
													13. Clay Products Manufacturing					S	P	P	8f	
													14. Chlorine Manufacturing						P	P	8f	
													15. Container Manufacturing (Wood, Paper or Plastic)					P	P	P	8f	
													16. Cotton or Cottonseed Processing or Storage						P	P	8f	
													17. Creamery/Dairy Products Mfg. or Wholesale Distribution				P	P	P	P	8f	
													18. Electrical Component Manufacturing				P	P	P	P	8f	
													19. Electrical Equipment or Appliance Manufacturing (Large)						P	P	8f	
													20. Electroplating					P	P	P	8f	
													21. Feed Mill						P		8f	
													22. Organic Fertilizer Manufacturing						S		8f	
													23. Flour Mill						P	P	8f	

Residential Districts													Permitted Primary Uses	Nonresidential Districts								
A	SF-5AC/24	SF-12/22	SF-9.6/20	SF-8.4/18	SF-8.4/16	SF-7.5/18	SF-7.5/16	SF-7.5/12	SF-6/12	2F	MF-1	MF-2	J. Manufacturing and Industrial Uses (continued)	OP	C-1	C-2	C-3	I-1	I-2	PD	Parking Group Table, Sec. 7200	Special Conditions, Sec. 7800
													24. Food Processing					P	P	P	8f	
													25. Foundry, Forge Plant or Rolling Mill						P	P	8f	
													26. Furniture, Cabinet Manufacturing					P	P	P	8f	
													27. Kitchen Equipment					P	P	P	8f	
													28. Galvanizing, Hot-Dip Metal Process						P	P	8f	
													29. Glue Manufacturing						P	P	8f	
													30. Heavy Equipment Manufacturing						P	P	8f	
													31. Ice Cream Manufacturing				P	P	P	P	8f	
													32. Ice Manufacturing or Storage				P	P	P	P	8f	
													33. Machine Shop or Welding				P	P	P	P	8f	
													34. Metal Fabrication Plant				S	P	P	P	8f	
													35. Manufactured Home, Industrialized Housing, Building Mfg.					P	P	P	8f	
													36. Oil Well Tools or Equipment Manufacturing					S	P	P	8f	
													37. Paper Manufacturing						S		8f	
													38. Paper Products Manufacturing				S	P	P	P	8f	
													39. Petroleum or Chemical Manufacturing						P	P	8f	
													40. Planing Mill					P	P	P	8f	
													41. Rope Manufacturing				P	P	P	P	8f	
													42. Salvage or Reclamation of Products (Inside Only)				S	P	P	P	8f	
													43. Smelter or Refinery						P		8f	
													44. Stone Monument Works						P	P	8f	
													45. Tanning, Curling, Treating or Storage of Skins and Hides						P	P	8f	
P	P	P	P	P	P	P	P	P	P	P	P	P	46. Temporary Batch Plant	P	P	P	P	P	P			23

Residential Districts														Permitted Primary Uses	Nonresidential Districts								
A	SF-5AC/24	SF-12/22	SF-9.6/20	SF-8.4/18	SF-8.4/16	SF-7.5/18	SF-7.5/16	SF-7.5/12	SF-6/12	2F	MF-1	MF-2	J. Manufacturing and Industrial Uses (continued)	OP	C-1	C-2	C-3	I-1	I-2	PD	Parking Group Table, Sec. 7200	Special Conditions, Sec. 7800
													47. Textile or Garment Manufacturing				S	P	P	P	8f	
													48. Travel Trailer, Camper or Camper Top Manufacturing					P	P	P	8f	
													49. Yeast Plant						P	P	8f	
													50. Industries Not Elsewhere Listed					S	P	P	8f	25

Residential Districts														Permitted Primary Uses	Nonresidential Districts								
A	SF-5AC/24	SF-12/22	SF-9.6/20	SF-8.4/18	SF-8.4/16	SF-7.5/18	SF-7.5/16	SF-7.5/12	SF-6/12	2F	MF-1	MF-2	K. Natural Resource and Extractions	OP	C-1	C-2	C-3	I-1	I-2	PD	Parking Group Table, Sec. 7200	Special Conditions, Sec. 7800
S	S	S	S	S	S	S	S	S					1. Extraction or Storage of Sand, Caliche, Stone or Gravel				S	S	S			
S	S	S	S	S	S	S	S	S					2. Mining or Storage of Mining Waste					S	S			
S	S	S	S	S	S	S	S	S	S	S	S	S	3. Oil or Gas Well Drilling or Production	S	S	S	S	S	S	S		34
													4. Petroleum Products Collection or Storage (Wholesale)					S	S		8b	
S	S	S	S	S	S	S	S	S					5. Sand, Gravel or Earth Sales or Storage				S	S	S		8b	
S	S	S	S	S	S	S	S	S					6. Top Soil Extraction or Storage				S	S	S			

Residential Districts													Permitted Primary Uses	Nonresidential Districts								
A	SF-5AC/24	SF-12/22	SF-9.6/20	SF-8.4/18	SF-8.4/16	SF-7.5/18	SF-7.5/16	SF-7.5/12	SF-6/12	2F	MF-1	MF-2	L. Public Utilities	OP	C-1	C-2	C-3	I-1	I-2	PD	Parking Group Table, Sec. 7200	Special Conditions, Sec. 7800
P	P	P	P	P	P	P	P	P	P	P	P	P	1. Cable TV Transmission Line	P	P	P	P	P	P	P		
P	P	P	P	P	P	P	P	P	P	P	P	P	2. Electric Transmission Line	P	P	P	P	P	P	P		
													3. Electrical Generating Plant (NO)			S	S	P	P			
S	S	S	S	S	S	S	S	S	S	S	S	S	4. Electrical Substation (NO)	P	P	P	P	P	P	P		
P	P	P	P	P	P	P	P	P	P	P	P	P	5. Gas Transmission Line or Metering Station	P	P	P	P	P	P	P		
P	P	P	P	P	P	P	P	P	P	P	P	P	6. Local Utility Service Line	P	P	P	P	P	P	P		
P	P	P	P	P	P	P	P	P	P	P	P	P	7. Pumping Station (NO)	P	P	P	P	P	P	P		
S	S	S	S	S	S	S	S	S	S	S	S	S	8. Radio, TV or Microwave Tower (NO)	S	S	S	S	S	S	S		
S	S	S	S	S	S	S	S	S	S	S	S	S	9. Railroad Switching Yards (NO)	S	S	S	P	P	P	P		
P	P	P	P	P	P	P	P	P	P	P	P	P	10. Sewage Pumping Station (NO)	P	P	P	P	P	P	P		
													11. Sewage Treatment Facility					S	P	P		
S	S	S	S	S	S	S	S	S	S	S	S	S	12. Telephone Exchange, Switching Relay or Transmission Station	P	P	P	P	P	P	P		
													13. Utility Business Office	P	P	P	P	P	P	P	6d	
													14. Utility Service or Storage yard or Buildings (NO)			S	P	P	P	P		
P	P	P	P	P	P	P	P	P	P	P	P	P	15. Water Standpipe or Elevated Water Supply, Reservoir or Well (NO)	P	P	P	P	P	P	P		
P	P	P	P	P	P	P	P	P	P	P	P	P	16. Water Treatment Plant (NO)	P	P	P	P	P	P			

Residential Districts														Permitted Primary Uses	Nonresidential Districts								
A	SF-5AC/24	SF-12/22	SF-9.6/20	SF-8.4/18	SF-8.4/16	SF-7.5/18	SF-7.5/16	SF-7.5/12	SF-6/12	2F	MF-1	MF-2	M. Recreation and Entertainment Uses	OP	C-1	C-2	C-3	I-1	I-2	PD	Parking Group Table, Sec. 7200	Special Conditions, Sec. 7800
													1. Amusement, Commercial (Indoor)			P	P	P	P	P	3c	21
													2. Amusement, Commercial (Outdoor) (NO)			S	P	P	P	P	3d	21
													3. Bar, Dance Hall or Night Club (NO)			S	S	P	P		5b	21
													3. Bowling Alley			P	P	P	P	P	3b	21
S													4. Camp Ground (NO)			S	P	P	P	P		
													5. Coin-Operated Amusement Devices		S	P	P	P	P	P	3c	
													6. Commercial Sport, Ballpark, Stadium or Athletic Field (NO)			S	P	P	P	P	3e	
S	S	S	S	S	S	S	S	S	S	S	S	S	7. Country Club (NO)	P	P	P	P	P	P	P	3g	
S													8. Drag Strip or Commercial Racing					P	P		3d	
													9. Driving Range or Miniature Golf Course (NO)			P	P	P	P	P	3h	
													10. Go-Cart				S	P	P		3d	
P	P	P	P	P	P	P	P	P	P	P	P	P	11. Golf Course (NO)	P	P	P	P	P	P	P	3g	
S													12. Gun Club, Skeet or Target Range (NO)			S	S	S	S			
													13. Membership Sport or Recreation Club			P	P	P	P	P		
P	P	P	P	P	P	P	P	P	P	P	P	P	14. Parks	P	P	P	P	P	P	P		
													15. Pool or Billiard Hall			P	P	P	P		3c	21
													16. Rodeo Ground				P	P	P		3d	21
													17. Roller or Ice Skating Rink			P	P	P	P	P	3d	
S													18. Stable, Commercial, Rental or Boarding				P	P	P			14
S	S	S	S	S	S	S	S	S					19. Stable, Riding Club				P	P	P	P		13
													20. Swimming Pool, Commercial (NO)			P	P	P	P	P		9
													21. Theatre, Drive-In				P	P	P			
													22. Theatre, Other Than Drive-In (NO)			P	P	P	P	P	3a	

Residential Districts													Permitted Primary Uses	Nonresidential Districts								
A	SF-5AC/24	SF-12/22	SF-9.6/20	SF-8.4/18	SF-8.4/16	SF-7.5/18	SF-7.5/16	SF-7.5/12	SF-6/12	2F	MF-1	MF-2	N. Residential Uses	OP	C-1	C-2	C-3	I-1	I-2	PD	Parking Group Table, Sec. 7200	Special Conditions, Sec. 7800B
P	P	P	P	P	P	P	P	P	P	P	P		1. Single Family Dwelling							P	1a	31
									P	P	P		2. Zero-lot-line Dwelling							P	1j	1, 31
										P	P	P	3. Two Family Dwelling							P	1b	31
											P	P	3. Townhouse							P	1c	2
											P	P	4. Multi-family Dwelling							P	1e	2
											P	P	5. Apartments							P	1e	2
As specified in Section 5300 of this Ordinance													6. Manufactured Housing							P	1h	3
As specified in Section 5300 of this Ordinance													7. Camping Trailer							P		3

Residential Districts														Permitted Primary Uses	Nonresidential Districts								
A	SF-5AC/24	SF-12/22	SF-9.6/20	SF-8.4/18	SF-8.4/16	SF-7.5/18	SF-7.5/16	SF-7.5/12	SF-6/12	2F	MF-1	MF-2	O. Sign and Identification Uses	OP	C-1	C-2	C-3	I-1	I-2	PD	Parking Group Table, Sec. 7200	Special Conditions, Sec. 7800
													1. Advertising Sign				S	S	S			
P													2. Agricultural Sign									
											P	P	3. Apartment Sign							P		
P	P	P	P	P	P	P	P	P	P	P	P	P	4. Construction Sign	P	P	P	P	P	P	P		
P	P	P	P	P	P	P	P	P	P	P	P	P	5. Development Sign	P	P	P	P	P	P	P		
													6. Directory Sign	P	P	P	P	P	P	P		
													7. General Business Sign		P	P	P	P	P	P		
P	P	P	P	P	P	P	P	P	P	P	P	P	8. Institutional Sign	P	P	P	P	P	P	P		
													9. Message Center		S	S	S	S	S	S		
P	P	P	P	P	P	P	P	P	P	P	P	P	10. Name Plate	P	P	P	P	P	P	P		
P	P	P	P	P	P	P	P	P	P	P	P	P	11. Real Estate Sign	P	P	P	P	P	P	P		

MAR 0 8 2005

CONDITION 2

MAJOR ENTRY SIGN

SMALL ENTRY SIGN

CONDITION 1

JASMINE LANE

CALADIUM COURT

GARDEN GATE LANE

ADOBE LILY COURT

SOUTH ROLLAND ROAD (PROPOSED 100' R.O.W. DEDICATION)

LOT 1
PROPOSED ZONING "C-2"
238,856 SQ.FT./5.440 ACRES

WALL OFFSETS

DAYLILY COURT

GARDEN PATH LANE

BUTTERCUP COURT

BELLFLOWER COURT

LOT 1
PROPOSED ZONING "C-2"
65,292 SQ.FT./1.177 ACRES

POPPY DRIVE

12
(AMENITY CENTER)
46,686 SQ.FT./1.072 ACRES

PRIMROSE LANE

TULIP DRIVE

CARNATION LANE

COBBLESTONE LANE

12
(OPEN SPACE/ DETENTION)
84,432 SQ.FT./1.938 ACRES

LOT 1
PROPOSED ZONING "C-1"
105,931 SQ.FT./2.432 ACRES

NATIONAL PARKWAY

WINTERBERRY DRIVE

SUNFLOWER DRIVE

CANNA LANE

DOGWOOD DRIVE

LAKESPUR DRIVE

PERIWINKLE DRIVE

GARDENIA DRIVE

DAFFODIL LANE

BELLADONNA COURT

GLADIOLA CT.

MORNING GLORY LANE

LOT 1
(AMENITY CENTER)
88,464 SQ.FT./2.031 ACRES

LOT 2
(OPEN SPACE/ DETENTION)
187,870 SQ.FT./4.313 ACRES

CONDITION 3

CONCEPT WALL/ENTRY PLAN

FEB 14, 2005

NTS

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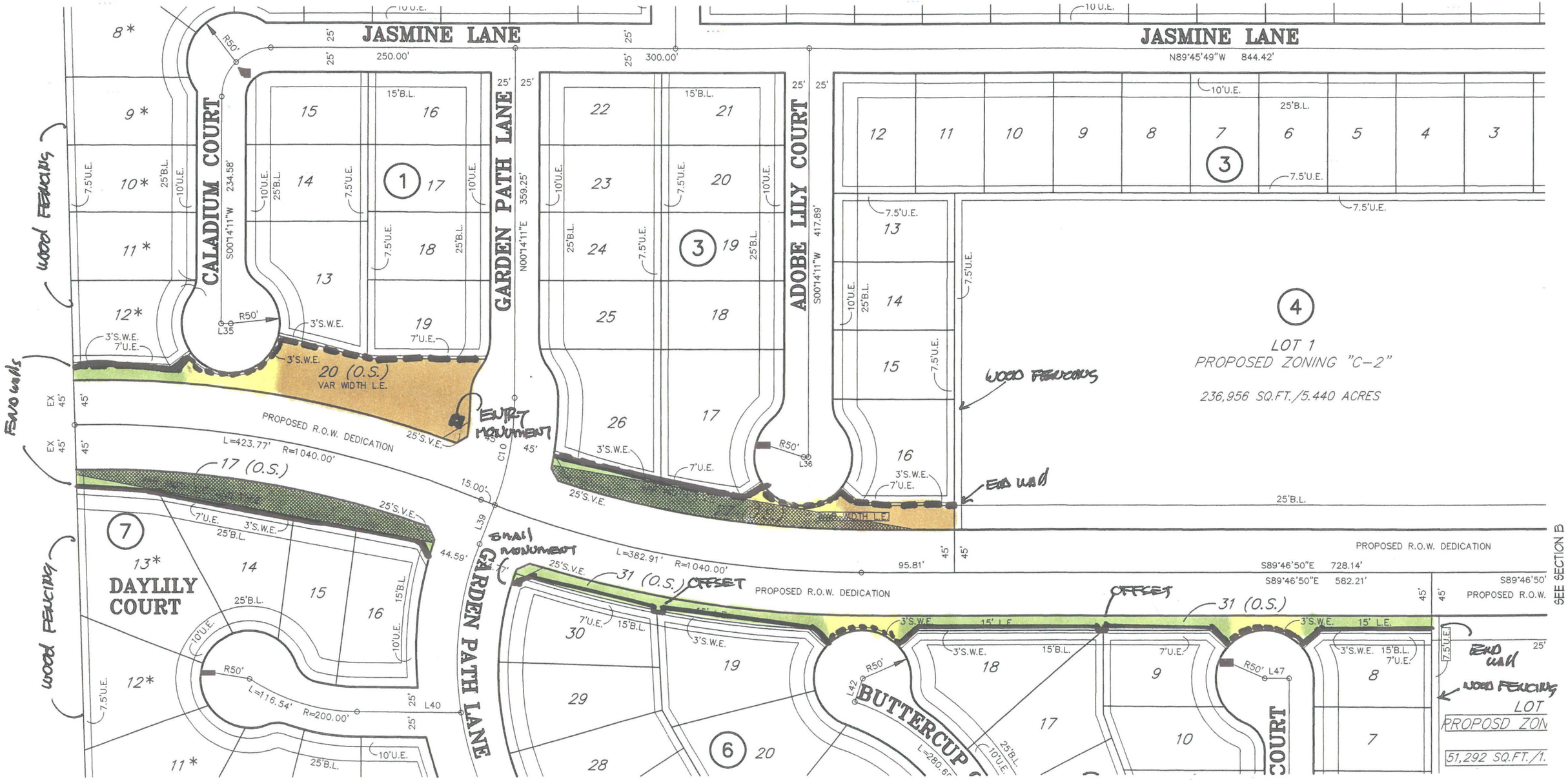
ARCHITECTS

EXHIBIT "B"



NATIONAL PARKWAY SECTION A
GARDEN HEIGHTS

0 100 150 300 450

WALL CONDITION 1 — W. IRON FENCING
WALL CONDITION 2 — ENTRY MONUMENT
SMALL MONUMENT
WALL CONDITION 3 — WALL OFFSET

N W E S

FEB. 21, 2005

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LOT 1
PROPOSED ZONING "C-2"

512,074 SQ.FT./11.756 ACRES

28

SOUTH HOLLAND ROAD
(PROPOSED 120' RIGHT-OF-WAY)

PROPOSED R.O.W. DEDICATION

1 (O.S.)

GARDINIA LANE

CALLA LILY DRIVE

SAGE DRIVE

NATIONAL PARKWAY

PROPOSED R.O.W. DEDICATION

LOT 1
PROPOSED ZONING "C-1"

PLUM COURT

WOOD FENCING

END WALL

OFFSET

21 (O.S.)

ENTRY MONUMENT

SMALL MONUMENT

SEE SECTION A

SEE SECTION C

SEE SECTION FOR HOLLAND RD.

NATIONAL PARKWAY SECTION B
GARDEN HEIGHTS

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0 100 150 300 450

WALL CONDITION 1
WALL CONDITION 2
WALL CONDITION 3
W. IRON FENCING
ENTRY MONUMENT
SMALL MONUMENT
WALL OFFSET

N W E S

FEB. 21, 2005

BELLADONNA COURT

N89°40'57"W 442.10'

N00°36'26"E 238.16'

(OPEN SPACE)

N25°47'00"W 313.12'

NATIONAL PARKWAY

L=451.78' R=1040.00'

L=214.25' R=1177.12'

VAR WIDTH T.V.E.

VAR WIDTH L.E.

FUTURE NATIONAL PARKWAY

WOOD FENCING

END WALL

OFFSET

SMALL MONUMENT

LOT 1
(AMENITY CENTER)
88,464 SQ.FT./2.031 ACRES

SEE PARK PLAN 3

LOT 3 (OPEN SPACE)

LOT 2
(OPEN SPACE/ DETENTION)
187,870 SQ.FT./4.313 ACRES

PROPOSED R.O.W. DEDICATION

289.38' N64°13'00"E

289.53'

40.00'

S64°13'00"W 289.38'

WINTERBERRY DRIVE

L=346.60' R=1245.00'

S25°47'00"E 796.47'

290.00'

160.00'

0°36'26"W 1684.27

SEE SECTION B

NATIONAL PARKWAY SECTION C

GARDEN HEIGHTS

0 100 150 300 450

WALL CONDITION 1 — W. IRON FENCING

WALL CONDITION 2 — ENTRY MONUMENT

WALL CONDITION 3 — SMALL MONUMENT

WALL OFFSET

N

W E

S

FEB. 21, 2005

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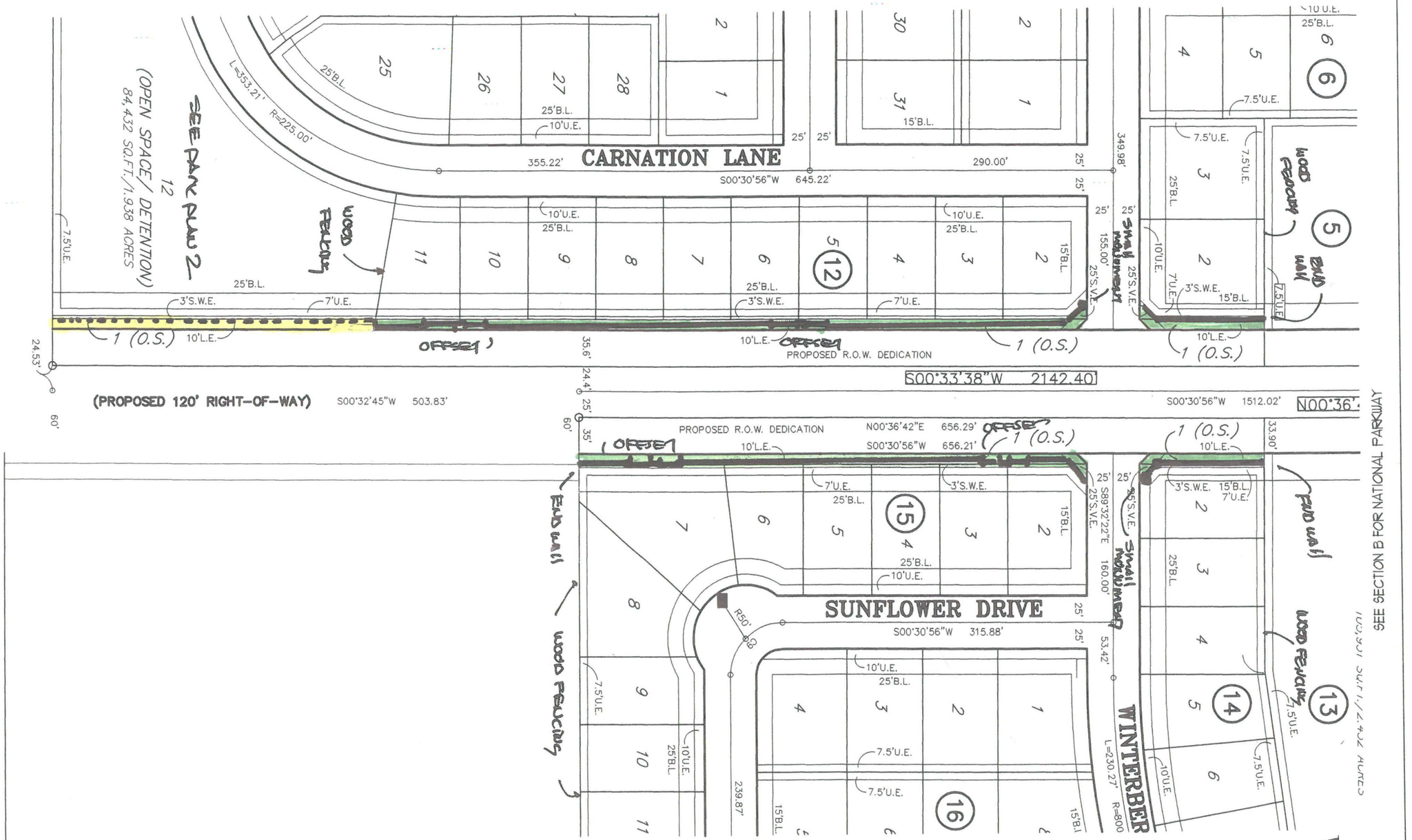

HOLLAND ROAD
GARDEN HEIGHTS

0 100 150 300 450

WALL CONDITION 1 — W. IRON FENCING
WALL CONDITION 2 — ENTRY MONUMENT
WALL CONDITION 3 — SMALL MONUMENT
WALL OFFSET

W S N E

FEB. 21, 2005

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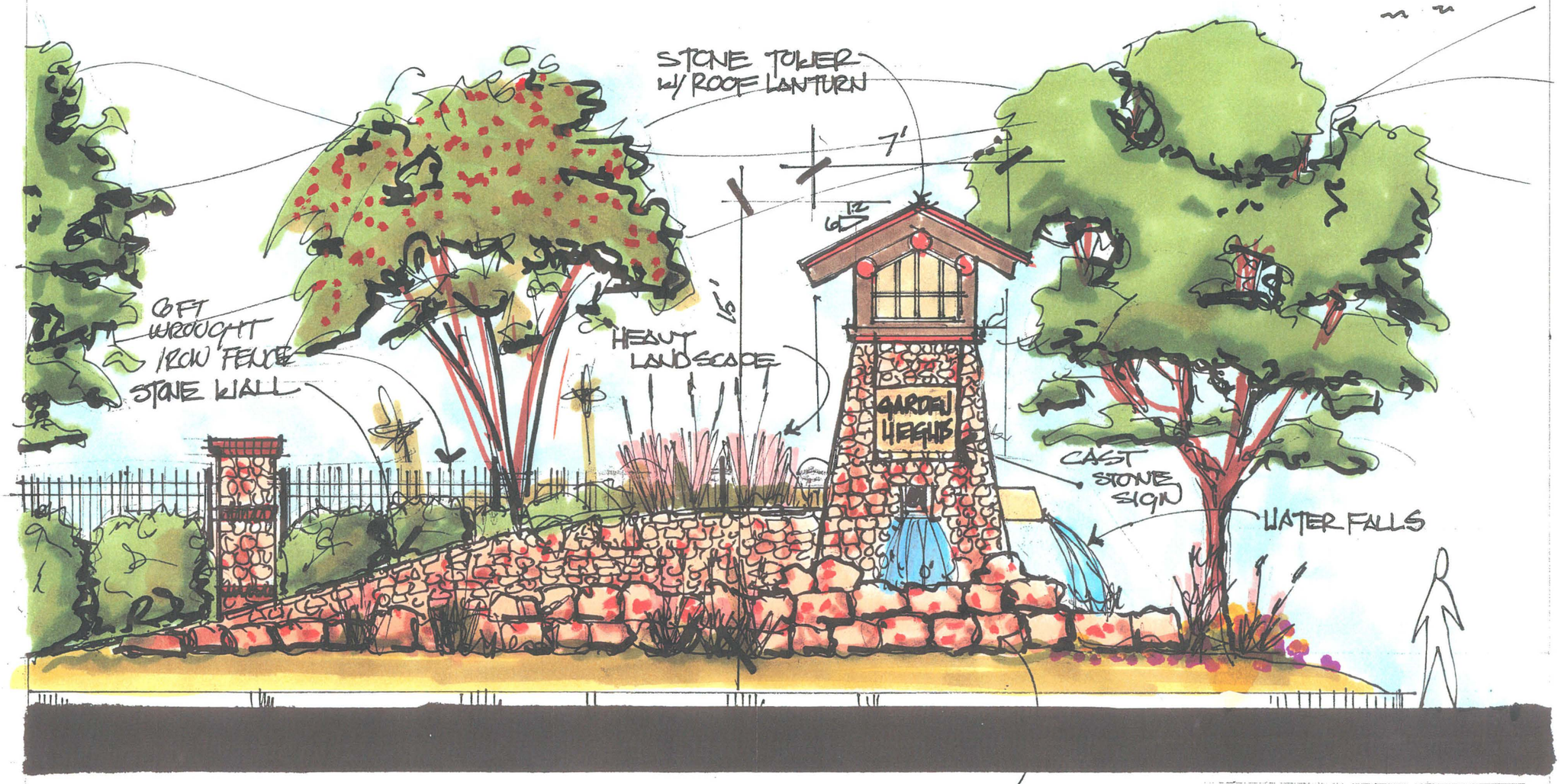
GARDEN HEIGHTS

MANSFIELD, TEXAS

FEB. 14, 2006



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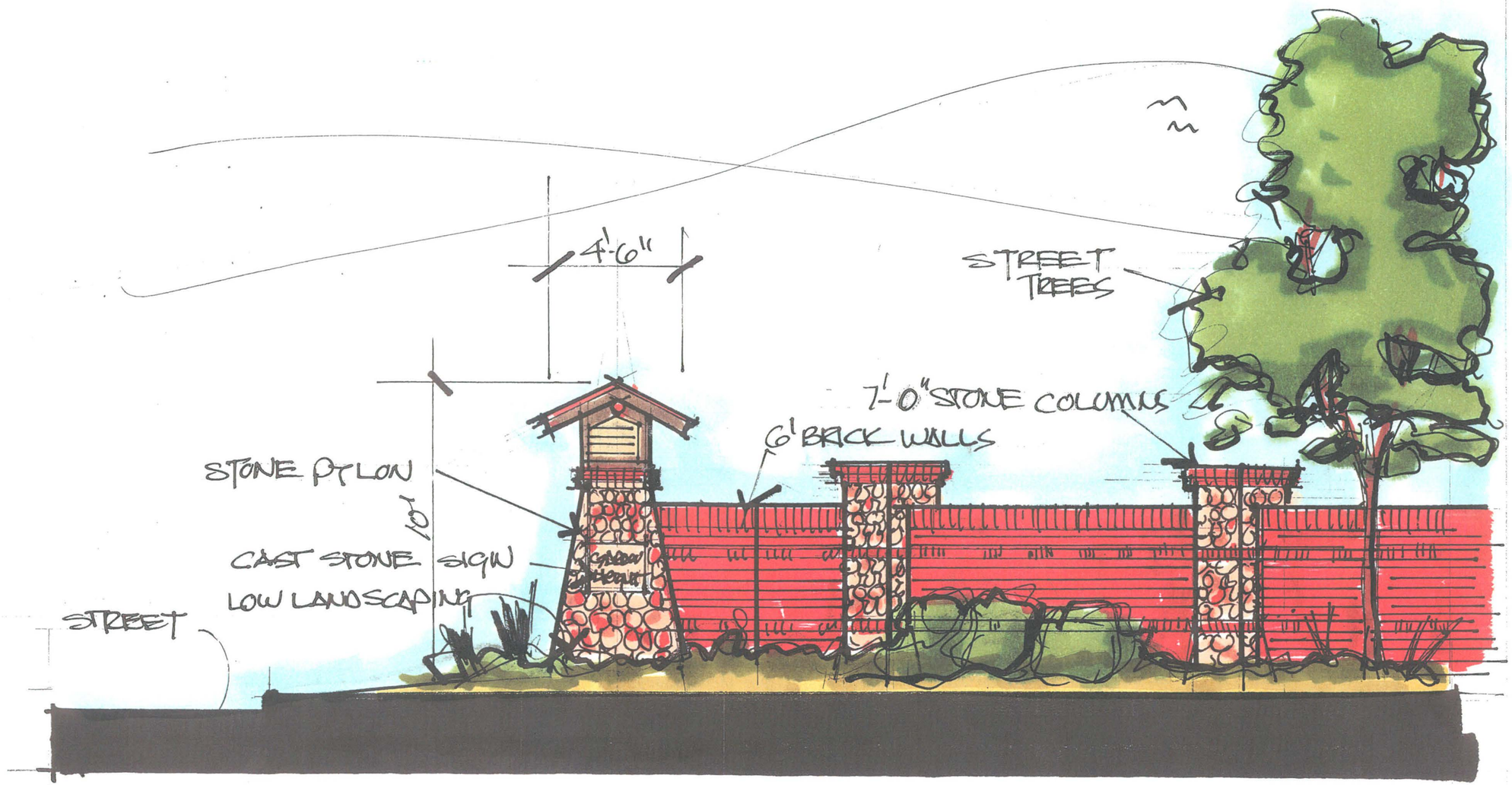
ENTRY ELEVATION - MAJOR

LOCATED AT TWO NEIGHBORHOOD ACCESS POINTS ON NATIONAL PARKWAY

GARDEN HEIGHTS

MANSFIELD, TEXAS

FEB 14, 2006



SMALL ENTRY SIGN

LOCATED AT SECONDARY ENTRANCE CORNERS

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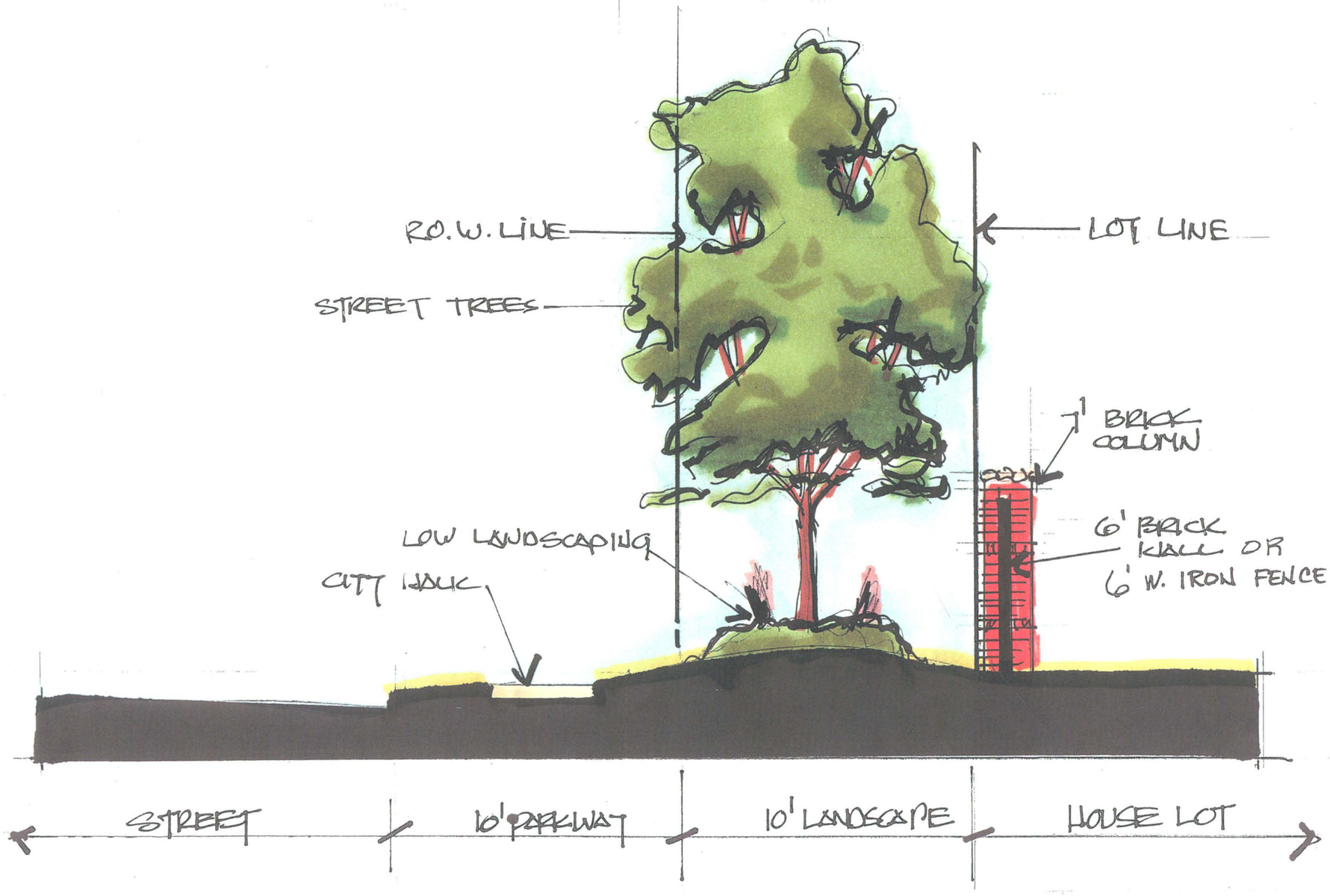
GARDEN HEIGHTS

MANSFIELD, TEXAS — FEB 14, 2005



NATIONAL PARKWAY

CONDITION 1

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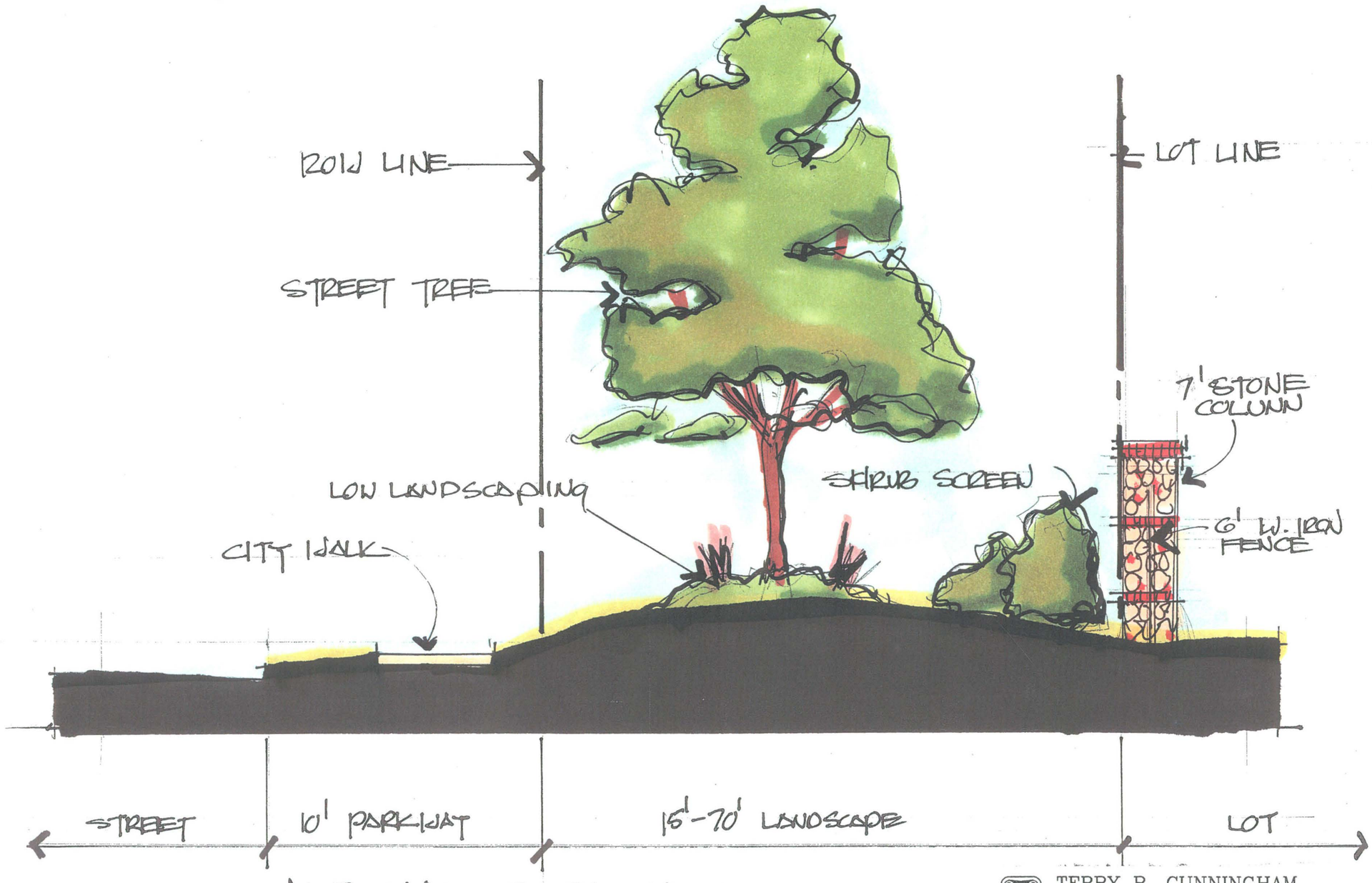
GARDEN HEIGHTS

MANSFIELD, TEXAS

FEB 14 2005



NATIONAL PARKWAY

CONDITION 2

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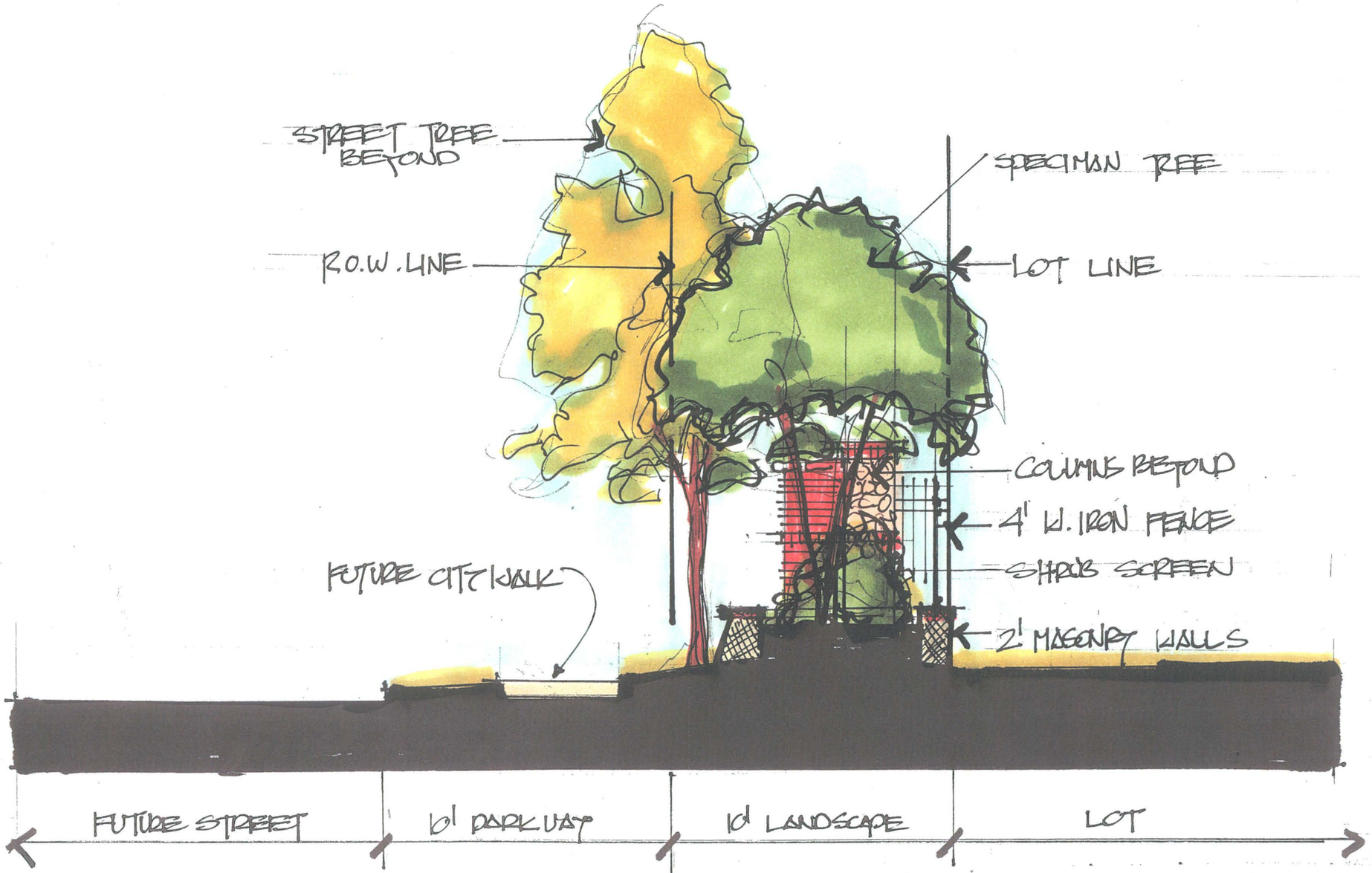
GARDEN HEIGHTS

MANSFIELD, TEXAS

FEB, 14. 2005



HOLLAND ROAD

CONDITION 3

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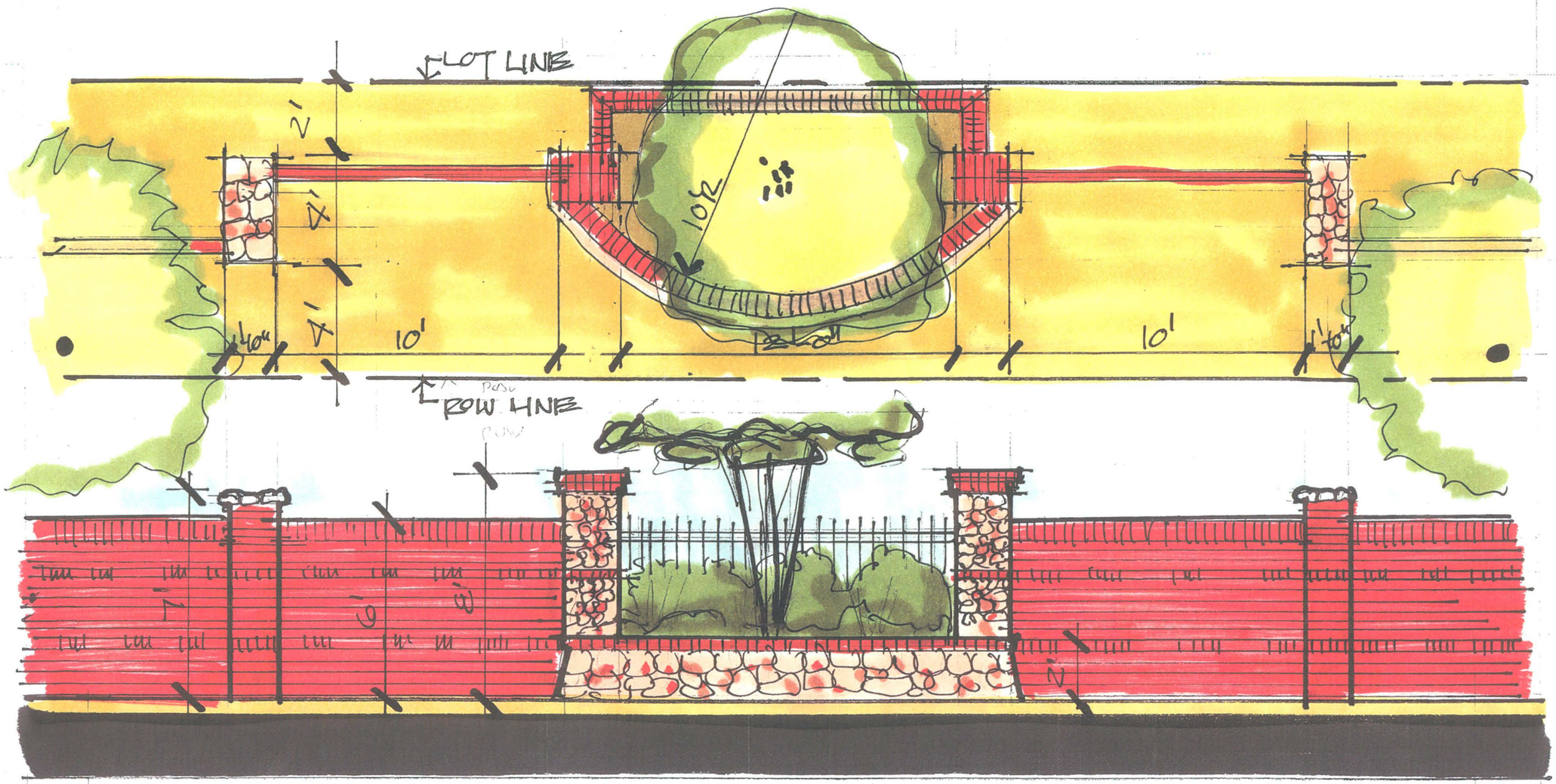
GARDEN HEIGHTS

MANSFIELD, TEXAS

FEB 14, 2005



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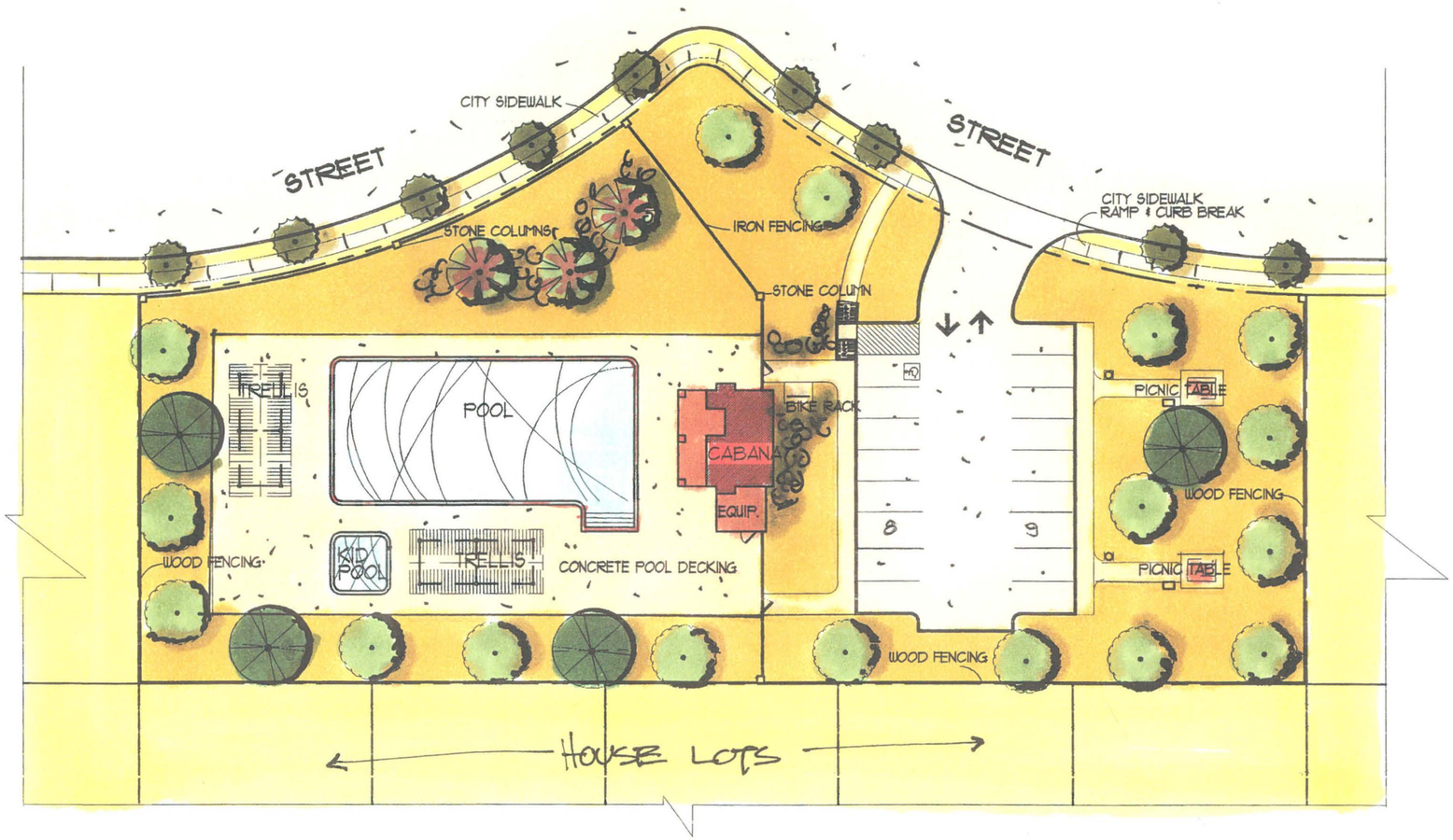
WALL PLAN & ELEVATION

GARDEN HEIGHTS

MANSFIELD, TEXAS

DECEMBER 15, 2004



PARK 1 PLAN

POOL / CABANA PARK ON WEST SIDE

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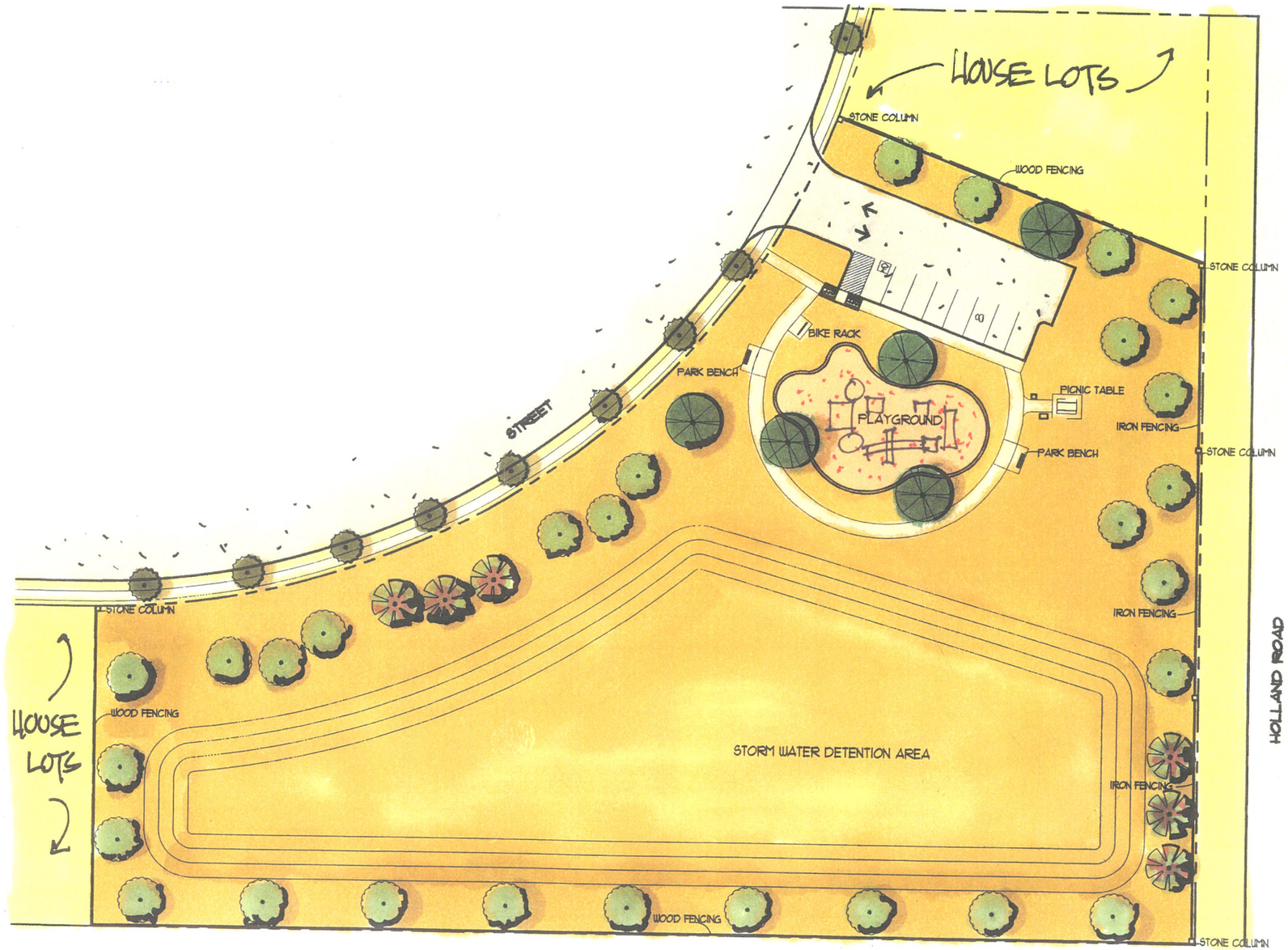
See modified park plan on the next sheet

GARDEN HEIGHTS

MANSFIELD, TEXAS

DECEMBER 15, 2004



PARK 2 PLAN

PLAYGROUND AREA ON WEST SIDE

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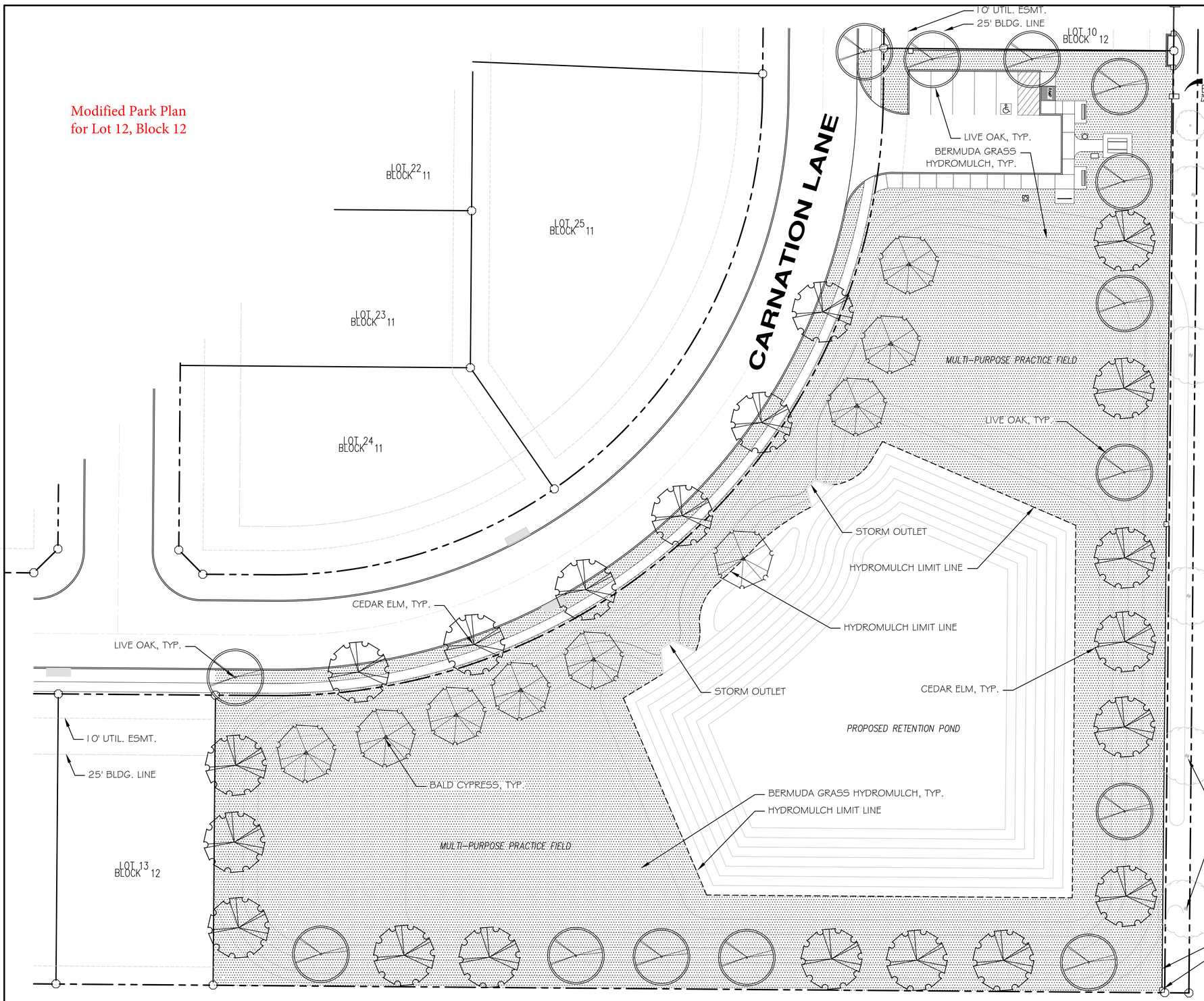
Modified Park Plan
for Lot 12, Block 12



DATE: 1/17/14
REVISED: 1/22/14
REVISED:
REVISED:

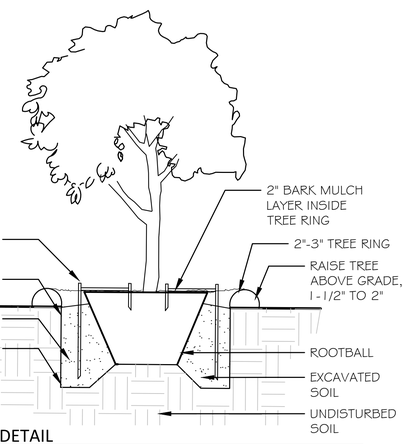
REGISTERED LANDSCAPE ARCHITECT
ANDREW A. GOLLINS
2704
STATE OF TEXAS
1.22.2104

plant list

Qty.	Common Name	Scientific Name	Size	Spacing	Comments
trees					
14	Live Oak	Quercus virginiana	3.5" cal.		B&B or 45 gal.
9	Bald Cypress	Taxodium distichum	3.5" cal.		B&B or 45 gal.
20	Cedar Elm	Ulmus crassifolia	3.5" cal.		B&B or 45 gal.
ground cover					
64,266 sf	Bermuda Grass Hydromulch Seed	Cynodon dactylon			

PLANTING & IRRIGATION NOTES

1. ALL TREES SHALL BE SECURED WITH TWO TREE STAPLES, BELOW GRADE STABILIZERS.
2. ALL TURF AREAS SHALL BE FINE GRADED PRIOR TO PLANTING AND ALL STONE AND DEBRIS LARGER THAN 3/4" DIAMETER SHALL BE REMOVED FROM THE SITE.
3. ALL AREAS OF IMPROVEMENT TO BE IRRIGATED. ANY IRRIGATION SHALL BE DESIGNED BY OTHERS.



1 TREE PLANTING DETAIL

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landscape architecture / park, trail and recreation planning
david@dmccaskilldesign.com
620 E southlake blvd • southlake, tx 76092 / 817.709.2084

N W E S

A1.2-01 AMENITY PARK PLAN

1" =20'

0 20 40 80 120

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GARDEN HEIGHTS
CARNATION LANE
MANSFIELD, TEXAS

SHEET TITLE:
AMENITY PARK
LANDSCAPE PLAN

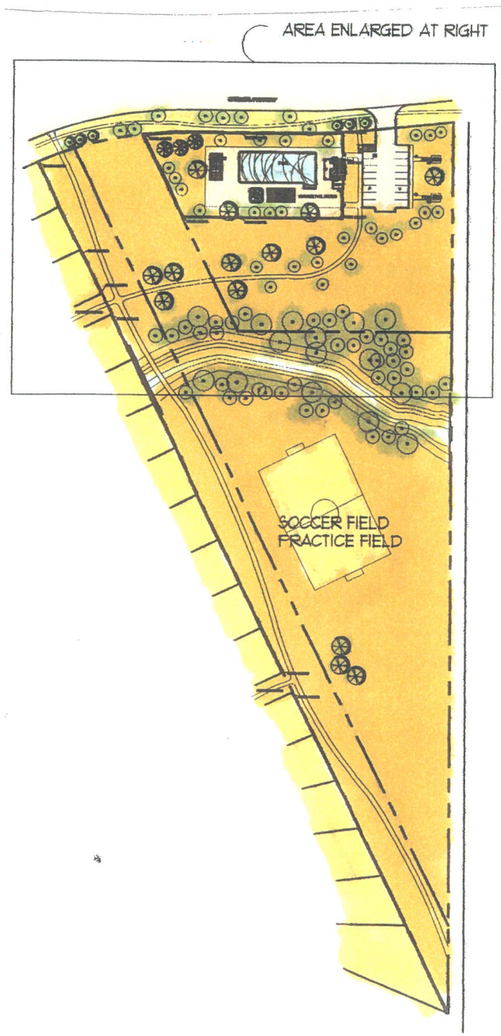
SHEET:
LP1.1

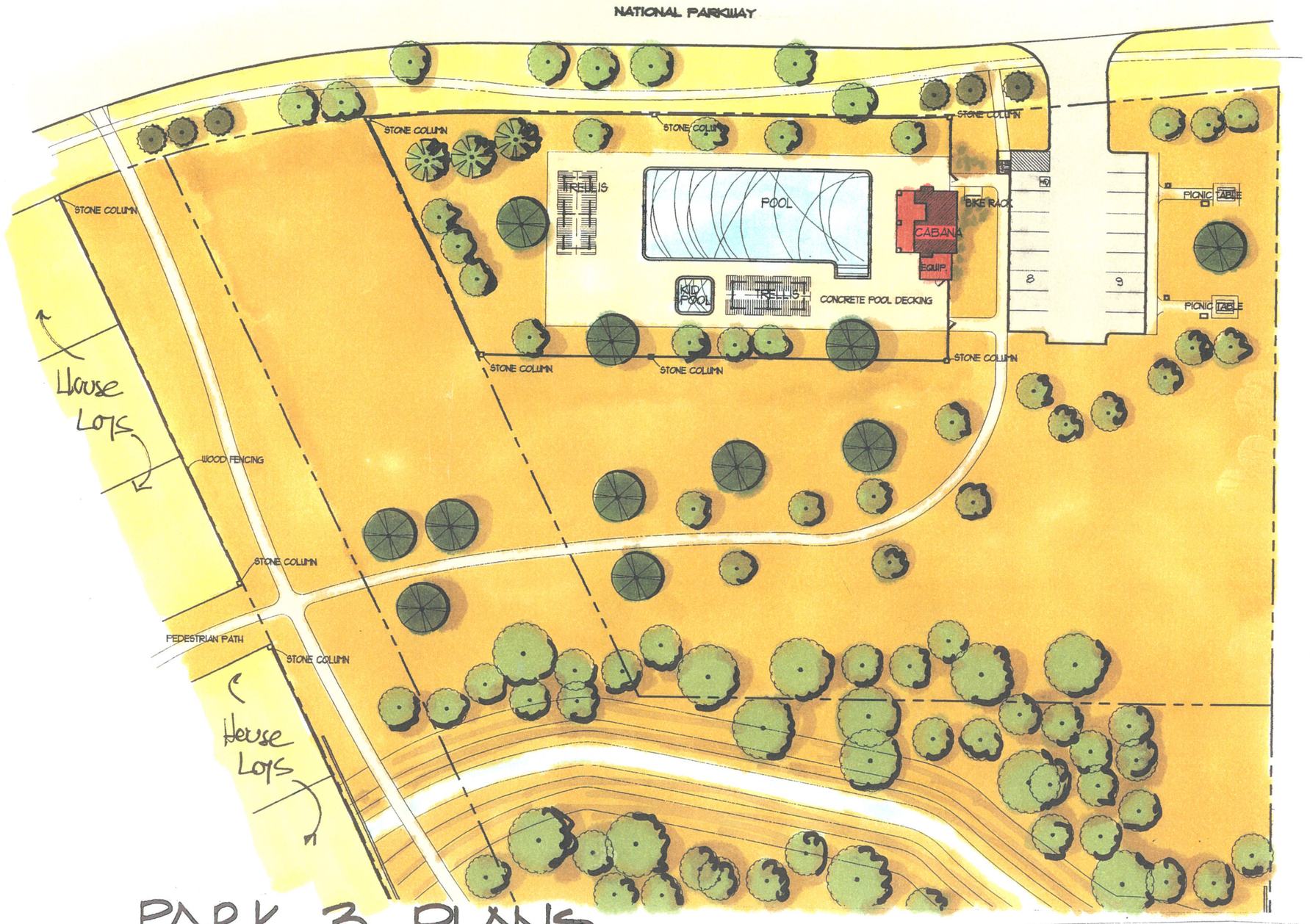
See modified park plan on the next sheet

GARDEN HEIGHTS

MANSFIELD, TEXAS

DECEMBER 15, 2004





PARK 3 PLANS

POOL/CABANA/SOCCER FIELD PARK ON EAST SIDE

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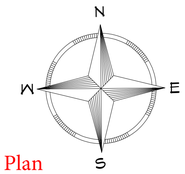
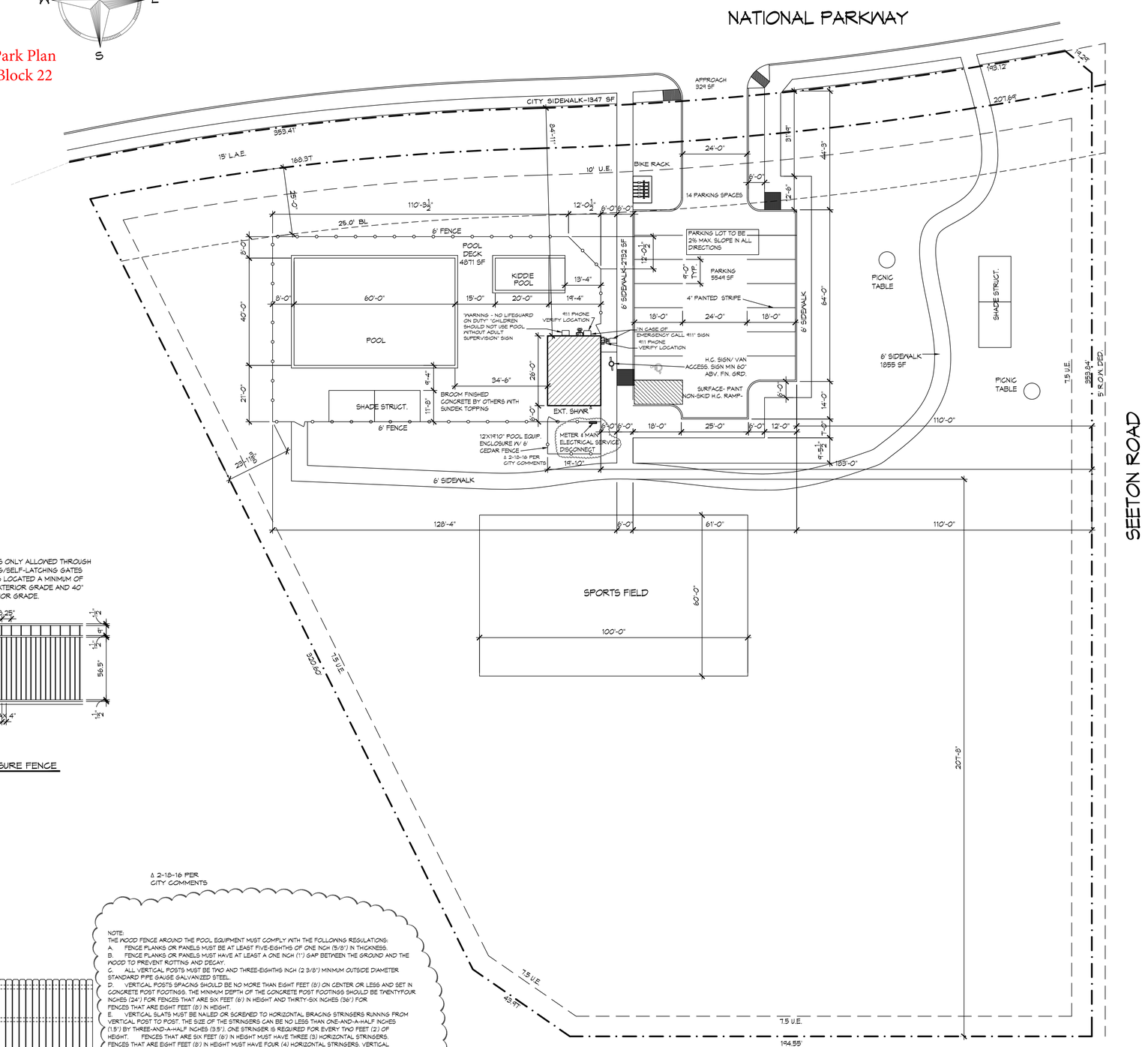
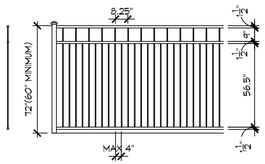
Modified Park Plan
for Lot 1, Block 22





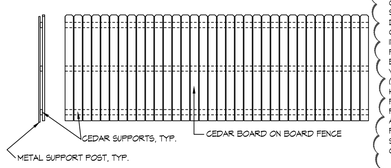
POOL ACCESS ONLY ALLOWED THROUGH SELF-CLOSING/SELF-LATCHING GATES WITH LATCHES LOCATED A MINIMUM OF 54" ABOVE EXTERIOR GRADE AND 40" ABOVE INTERIOR GRADE.



POOL ENCLOSURE FENCE
1/4" = 1'0"

Δ 2-18-16 PER CITY COMMENTS

NOTE:
THE WOOD FENCE AROUND THE POOL EQUIPMENT MUST COMPLY WITH THE FOLLOWING REGULATIONS:
A. FENCE PLANKS OR PANELS MUST BE AT LEAST FIVE-EIGHTHS OF ONE INCH (5/8") IN THICKNESS.
B. FENCE PLANKS OR PANELS MUST HAVE AT LEAST A ONE INCH (1") GAP BETWEEN THE GROUND AND THE WOOD TO PREVENT ROTTING AND DECAY.
C. ALL VERTICAL POSTS MUST BE TWO AND THREE-EIGHTHS INCH (2 3/8") MINIMUM OUTSIDE DIAMETER STANDARD PIPE GAUGE GALVANIZED STEEL.
D. VERTICAL POSTS SPACING SHOULD BE NO MORE THAN EIGHT FEET (8') ON CENTER OR LESS AND SET IN CONCRETE POST FOOTINGS. THE MINIMUM DEPTH OF THE CONCRETE POST FOOTINGS SHOULD BE TWENTYFOUR INCHES (24") FOR FENCES THAT ARE SIX FEET (6') N HEIGHT AND THIRTY-SIX INCHES (36") FOR FENCES THAT ARE EIGHT FEET (8') N HEIGHT.
E. VERTICAL SLATS MUST BE NAILED OR SCREWED TO HORIZONTAL BRACING STRINGERS RUNNING FROM VERTICAL POST TO POST. THE SIZE OF THE STRINGERS CAN BE NO LESS THAN ONE-AND-A-HALF INCHES (1.5") BY THREE-AND-A-HALF INCHES (3.5"). ONE STRINGER IS REQUIRED FOR EVERY TWO FEET (2') OF HEIGHT. FENCES THAT ARE SIX FEET (6') N HEIGHT MUST HAVE THREE (3) HORIZONTAL STRINGERS. FENCES THAT ARE EIGHT FEET (8') N HEIGHT MUST HAVE FOUR (4) HORIZONTAL STRINGERS. VERTICAL POSTS AND THE STRINGERS SHOULD BE INSTALLED ON THE INSIDE OF THE FENCE, NOT FACING THE STREET OR ADJACENT PROPERTIES.
F. ALL MATERIALS ARE TO BE SEGURELY FASTENED (I.E. VERTICAL BOARDS TO HORIZONTAL STRINGERS, STRINGERS TO VERTICAL POSTS) AND BE FREE FROM ROT, RUST, VANDALISM AND OTHER SOURCES OR DECAY.
G. FENCES SHOULD BE DESIGNED SUCH THAT THEY DO NOT CAUSE A DRAINAGE PROBLEM.



POOL EQUIPT. FENCE
1/4" = 1'0"

REGISTERED ARCHITECT
JEFFREY S. HAMILTON
19419
STATE OF TEXAS
9-22-15

151281

GARDEN HEIGHTS AMENITY CENTER

4701 NATIONAL PARKWAY
LOT 1 BLOCK 22
GARDEN HEIGHTS PHASE 3
MANSFIELD, TEXAS
TARRANT COUNTY

DATE: 5-18-15 PD1
5-19-15 PD2
5-20-15 PD3
5-26-15 PD4
9-22-15
2-18-16 REV

####

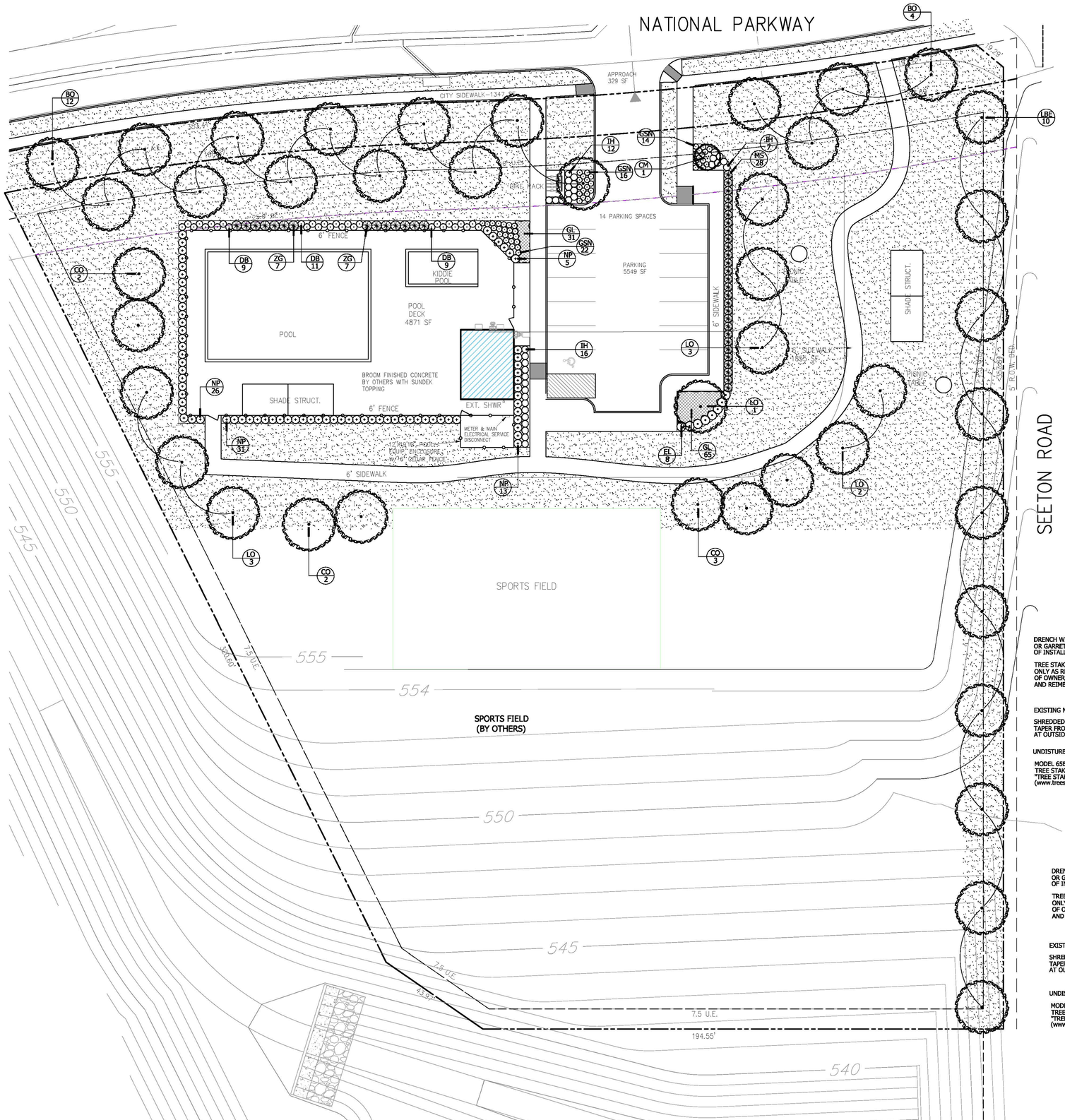
SHEET Title:

SITE PLAN
1" = 20'0"

No.10 DESIGN GROUP
218 N. WALNUT CREEK DR. MANSFIELD TEXAS 76063
817.477.1324 METRO 817.477.3283 FAX
ARCHITECTS

© COPYRIGHT 2010 NO. 10 DESIGN GROUP

SHEET No.:
SP-1



TURF LEGEND

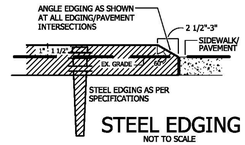
COMMON BERMUDA SOD
(CYNODON DACTYLON)

PLANTLIST

SYM	MATERIAL	QNTY	SIZE	HT	SPR	NOTES	SP
BO	BURR OAK QUERCUS MACROCARPA	16	3.5" CAL.	11-13'	5-6'	NURSERY GROWN	N.A.
LO	LIVE OAK QUERCUS VIRGINIANA	9	3.5" CAL.	11-13'	5-6'	NURSERY GROWN	N.A.
CO	CHINKAPIN OAK QUERCUS MUHLENBERGIA	7	3.5" CAL.	11-13'	5-6'	NURSERY GROWN	N.A.
LBE	LACEBARK ELM ULMUS PARVIFOLIA SEMPERVIRENS	10	3.5" CAL.	11-13'	6-7'	NURSERY GROWN	N.A.
CM	CRAPE MYRTLE LAGERSTROEMIA INDICA 'MUSKOGEE'	1	30 GAL.	8-10'	5-6'	CONTAINER GROWN	N.A.
ZG	ZEBRA GRASS MISCANTHUS SINENSIS 'ZEBRINUS'	14	5 GAL.	30"	24"	FULL	48"o.c.
MS	MISCANTHUS MISCANTHUS SINENSIS 'MORNING LIGHT'	28	5 GAL.	20"	18"	FULL	36"o.c.
EL	ELAEAGNUS ELAEAGNUS MACROPHYLLA'EBBENJII'	8	5 GAL.	24"	20"	FULL	48"o.c.
NP	NEEDLEPOINT HOLLY ILEX CORNUTA 'NEEDLEPOINT'	75	5 GAL.	24"	18"	FULL	36"o.c.
DB	DWF BURFORD HOLLY ILEX CORNUTA 'BURFORDI' NANA	29	5 GAL.	18"	15"	FULL	30"o.c.
IH	INDIAN HAWTHORN RAPHIOLEPIS INDICA 'CLARA'	35	5 GAL.	15"	15"	FULL	30"o.c.
GSN	GULF STREAM NANDINA NANDINA DOMESTICA 'GULF STREAM'	52	3 GAL.	12"	12"	FULL	24"o.c.
GL	GREEN LIRIOPE LIRIOPE MUSCARI	96	1 GAL.	8"	8"	FULL	18"o.c.

LANDSCAPE NOTES

1. PLANT LIST FOR THIS SHEET ONLY (L-1).
2. PLANT LIST TO BE USED AS AIDE TO BIDDER ONLY. LANDSCAPE CONTRACTOR TO VERIFY ALL QUANTITIES.
3. AFTER INSTALLATION OF STEEL EDGING, ALL BEDS SHALL BE TILLED TO A DEPTH OF 4-6", RAKING OUT ALL DEAD VEGETATION.
4. APPLY A 2-3" DEPTH OF ORGANIC MATERIAL OVER ENTIRE BED AND TILL INTO EXISTING SOIL. ORGANIC MATERIAL SHALL BE ONE OF FOLLOWING:
   - VITAL EARTH COMPOST
   - BACK-TO-EARTH SOIL CONDITIONER
   - LIVING EARTH COMPOST
   - SOIL BUILDING SYSTEMS COMPOST
   - SILVER CREEK MATERIALS COMPOST
5. TOPDRESS ENTIRE BED WITH MINIMUM 2" DEPTH SHREDDED NATIVE CEDAR MULCH.
6. ALL SHADE TREES AND ORNAMENTAL TREES SHALL BE PLANTED AS PER DETAILS THIS SHEET.
7. ALL LANDSCAPE AREAS SHALL BE WATERED BY AUTOMATIC IRRIGATION SYSTEM, COMPLETE WITH FREEZE STAT, RAIN SENSOR, AND PROGRAMABLE CONTROLLER.



STEEL EDGING
NOT TO SCALE

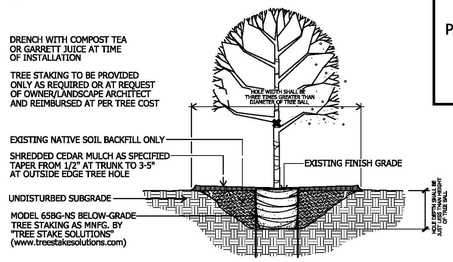
CITY LANDSCAPE REQUIREMENTS

STREET LANDSCAPE SETBACK

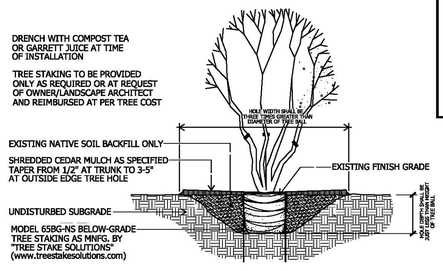
NATIONAL PARKWAY
1 CANOPY TREE PER 40 LIN. FT.
$\frac{383'}{40}$ =9.6 = 10 CANOPY TREES REQUIRED
10 CANOPY TREES PROPOSED

SEETON ROAD
1 CANOPY TREE PER 40 LIN. FT.
$\frac{365'}{40}$ =9.1 = 10 CANOPY TREES REQUIRED
10 CANOPY TREES PROPOSED

PARKING LOT INTERNAL LANDSCAPING
1 CANOPY TREE PER 10 PARKING SPACES
14 TOTAL SPACES
$\frac{14}{10}$ = 1.4 = 2 CANOPY TREES REQUIRED
2 CANOPY TREE PROPOSED



TREE PLANTING
SHADE TREE - 3" CAL. and smaller
not to scale



TREE PLANTING
TYPICAL MULTI-TRUNK TREE
not to scale

LANDSCAPE NOTES

IRRIGATION

ALL LANDSCAPE AREAS SHALL BE WATERED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM, UTILIZING DRIP TUBING AND OTHER LOW WATER-USE MATERIALS AND TECHNIQUES AS DESIGN ALLOWS. THE SYSTEM WILL BE EQUIPPED WITH RAIN STAT AND FREEZE SENSOR, AS WELL AS PROGRAMMABLE CONTROLLER.

LANDSCAPE MAINTENANCE

THE PROPERTY OWNER, TENANT OR AGENT SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL REQUIRED LANDSCAPING IN A HEALTHY, NEAT, ORDERLY AND LIVE-GROWING CONDITION AT ALL TIMES. THIS SHALL INCLUDE MOWING, EDGING, PRUNING, FERTILIZING, IRRIGATION, WEEDING, AND OTHER SUCH ACTIVITIES COMMON TO THE MAINTENANCE OF THE LANDSCAPING. LANDSCAPED AREAS SHALL BE KEEP FREE OF TRASH, LITTER, WEEDS AND OTHER SUCH MATERIALS NOT A PART OF THE LANDSCAPE. PLANT MATERIALS THAT DIE SHALL BE REPLACED WITH PLANT MATERIALS OF SIMILIAR VARIETY AND SIZE.

north

scale: 1" = 20'-0"

0 20 75
10 50

appr. by:
drawn by:
date: 10-29-15

revisions
03-10-16

Leeming Design Group
Landscape Architecture
4913 Ruth Stone Drive, Suite 101-B North Richland Hills, Texas 76180
(817) 577-6869 Fax (817) 577-3896 leedesigngroup@sbcglobal.net

LANDSCAPE PLAN

GARDEN HEIGHTS AMENITY CENTER
NATIONAL PARKWAY at SEETON ROAD
MANSFIELD, TEXAS

file name:
c:\Mansfield-Garden Heights AC\
ldg-base_GH_AC.dwg

sheet
L-1

City of Mansfield
Staff Report

Item ID: 26-2606

Agenda Date: August 20, 2026

Title
Public Hearing and consideration of a request from Trez Shops at Broad, LP for a Zoning Change from PD, Planned Development District and C-2 Community Business District to PD, Planned Development District for Commercial uses and Package Store, being 15.8 acres located within the Henry Odele Survey, Tarrant County, at 1741 and 1755 E Broad Street and 101 Carlin Road. (ZC26-002)

Description/History
Existing Use: Vacant
Existing Zoning: PD, Planned Development District

Surrounding Land Use & Zoning:
North – PR, Pre Development; Vacant
South – East Broad Street
East – Carlin Road, Arlington Federal Credit Union
West – PD, Planned Development; Shops at Broad, Academy Sports Outdoors

Thoroughfare Plan Specification:
East Broad Street – P6D: Principal Arterial 6-Lane Divided
Carlin Road – C3U: Minor Collector 3-Lane Undivided

Mansfield 2040 Plan
Mansfield 2040 Land Use Designation: Mixed-Use Local

The Mixed-Use Local category supports low- to medium-scale developments combining residential and non-residential uses either vertically or horizontally within the same site. Designs should integrate residential and commercial functions, sharing utilities, parking, and common areas. Developments should encourage walkability with reduced setbacks, plazas, and minimized parking, activating streets with retail frontages, shade trees, awnings, and curbside dining. Building façades should complement the surrounding district's architectural character.

Analysis
The applicant is requesting approval of a Planned Development (PD) zoning change for approximately 15.8 acres located along East Broad Street and Carlin Road, immediately adjacent to the existing Shops at Broad development.

The proposed PD would allow development of Shops at Broad Phase 2 as a coordinated commercial center containing approximately 109,000 square feet of retail and restaurant space. The principal zoning modification requested through the PD is to allow a Package Store containing approximately 22,000 square feet. The Zoning Ordinance otherwise requires a minimum floor area of 25,000 square feet for a Package Store.

In addition to establishing the permitted uses for the property, the PD includes site-specific standards addressing building design and materials, landscaping and screening, parking,

signage, and other development requirements. Where the PD does not establish a specific standard, development would generally be subject to the requirements of the C-2, Community Business District.

Development Plan and Site Layout

The development is organized around a primary multi-tenant building located along the northern portion of the site. This building contains approximately 75,467 square feet and includes tenant spaces of approximately 12,500 square feet, 26,967 square feet, 22,000 square feet, and 14,000 square feet. The proposed Package Store would occupy the 22,000-square-foot tenant space.

Four additional freestanding commercial buildings are proposed throughout the site. These include an approximately 8,405-square-foot retail building near the existing Academy Sports + Outdoors, two approximately 8,000-square-foot retail/restaurant buildings along East Broad Street, and an approximately 8,810-square-foot commercial building near Carlin Road.

The resulting development contains approximately 109,000 square feet of commercial floor area. The arrangement of buildings, parking, internal drives, pedestrian connections, and access points is shown on Exhibit C, Development Plan.

The site plan provides 591 parking spaces, including 16 ADA-accessible spaces. Parking is distributed primarily within the central portion of the development and between the primary building and the commercial buildings fronting East Broad Street.

The Site Plan details are written in Exhibit C and are shown in Exhibit C.1A

Building Design & Elevations

The applicant has submitted conceptual building elevations depicting a coordinated architectural character intended to complement the existing Shops at Broad development. Proposed materials include brick, split-faced concrete masonry units (CMU), cement fiberboard, stucco, EIFS, and other permitted exterior materials.

The PD Design Standards require exterior walls of buildings and similar structures to contain a minimum of 50 percent masonry construction materials. The remaining exterior surfaces may consist of masonry-like or other materials permitted by the PD standards.

The elevations included as Exhibit D establish the general architectural design intent for the development. Final building designs may be refined in accordance with the approved PD Design Standards and applicable C-2 requirements.

The Elevation Plan details are written in Exhibit D and are shown in Exhibit C.2

Landscaping & Screening

Landscaping and screening will generally comply with the standards applicable to the C-2, Community Business District, except as specifically modified by the PD and illustrated on Exhibit E.

The landscape plan provides landscape buffers and tree plantings around the perimeter of the development, landscaping within and around parking areas, and landscaped areas along major internal drives. Trees, shrubs, and foundation plantings are distributed throughout the site to provide screening, reduce the visual impact of parking areas, and establish a coordinated

landscape character with the existing Shops at Broad development.

The Landscape Plan details are written in Exhibit E and are shown on Exhibit C.3.

Signage
Signage will generally comply with the standards applicable to the C-2, Community Business District, except as modified by the PD Design Standards and Master Sign Plan included as Exhibit F.

The Master Sign Plan provides coordinated monument signage at the primary entrances to the development, including two monument signs along East Broad Street and one along Carlin Road. The PD also establishes standards for wall signage associated with individual tenants and freestanding commercial buildings.

The signage details are written in Exhibit F and are shown in Exhibit C.4.

Summary
The proposed PD would allow approximately 15.8 acres adjacent to the existing Shops at Broad development to be developed as Shops at Broad Phase 2. The project would contain approximately 109,000 square feet of commercial space distributed among a primary multi-tenant building and four freestanding commercial buildings.

The principal modification from otherwise applicable zoning requirements is the proposed 22,000-square-foot Package Store, which is smaller than the 25,000-square-foot minimum otherwise required by the Zoning Ordinance. The PD also establishes coordinated standards for permitted uses, site design, architecture, landscaping, parking, and signage intended to integrate the project with the existing Shops at Broad development.

The subject property is designated Mixed-Use Local in the Mansfield 2040 Plan. The proposed development would continue the established commercial character of the Shops at Broad area while adding additional retail, restaurant, and service opportunities along the East Broad Street corridor.

Strategic Initiative
Focus on the Future
Develop Strong Economy

Recommendation
The Development Review Committee (DRC) recommends approval of the Planned Development (PD) request for a 22,000 square-foot Package Store.

Funding Source
N/A

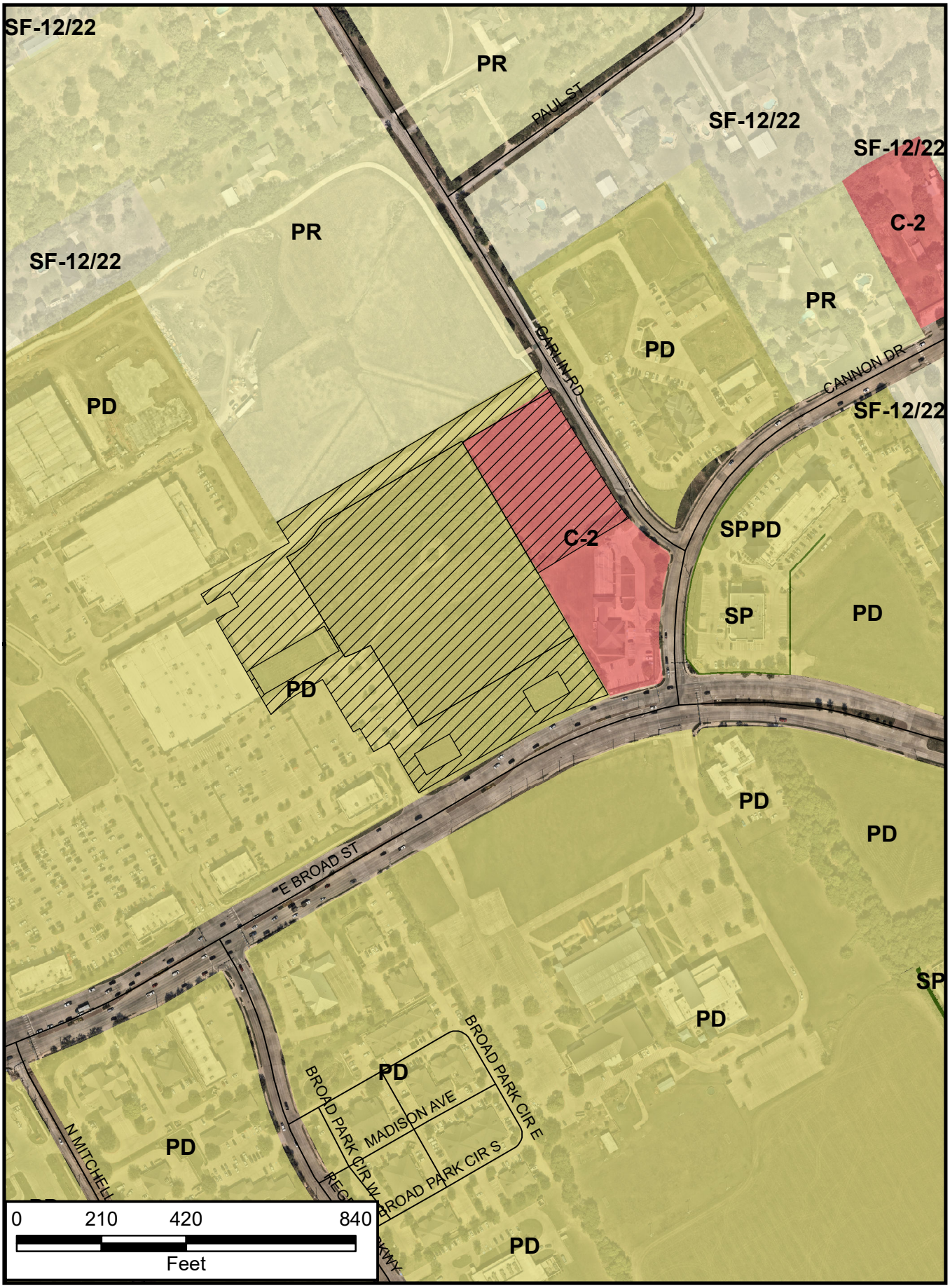
Prepared By
Helina Okyere, Planner I - (817) 276-4287

MANSFIELD TEXAS

ZC 26-002

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.

8/5/2026


SF-12/22
PR
PAUL ST
SF-12/22
SF-12/22
C-2
PR
SF-12/22
PR
CARLIN RD
PD
CANNON DR
PD
SF-12/22
C-2
SP PD
SP
PD
PD
PD
PD
E BROAD ST
SP
PD
PD
BROAD PARK CIR E
BROAD PARK CIR W
MADISON AVE
BROAD PARK CIR S
N MITCHELL
PD
PD
0
210
420
840
Feet

ZC#26-002

Property Owner Notification for ZC 26-002

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
			*** NO ADDRESS ***	*** NO CITY ***	* NO ZIP *
			*** NO ADDRESS ***	*** NO CITY ***	* NO ZIP *
			*** NO ADDRESS ***	*** NO CITY ***	* NO ZIP *
			*** NO ADDRESS ***	*** NO CITY ***	* NO ZIP *
1839 CANNON CONDOS	LOT UNIT	LAURALEE DEVELOPMENT CO INC	PO BOX 170155	ARLINGTON, TX	76003-0155
1839 CANNON CONDOS	LOT UNIT	LAURALEE DEVELOPMENT CO INC	PO BOX 170155	ARLINGTON, TX	76003-0155
1839 CANNON CONDOS	LOT UNIT	LAURALEE DEVELOPMENT CO INC	PO BOX 170155	ARLINGTON, TX	76003-0155
ARLINGTON FEDERAL CREDIT UNION	BLK 1	ARLINGTON FED CREDIT UNION	909 W SANFORD ST	ARLINGTON, TX	76012-5032
ARLINGTON FEDERAL CREDIT UNION	BLK 1	TREZ BROAD STREET LAND LP	5055 KELLER SPRINGS RD STE 500	ADDISON, TX	75001
BRATTON, THOMAS SURVEY	A 162	MFD ACQUISITION LP	100 CARLIN RD	MANSFIELD, TX	76063
CANNON PROFESSIONAL PLAZA PH 1	BLK 1	MFD ACQUISITIONS LP	100 CARLIN RD	MANSFIELD, TX	76063-3454
CANNON PROFESSIONAL PLAZA PH 1	BLK 1	H E H EQUITY LLC	2505 FEATHERSTONE CT	ARLINGTON, TX	76001
CANNON PROFESSIONAL PLAZA PH 1	BLK 1	PRESCOTT INSURANCE AGENCY LLC	200 CARLIN RD SUITE 100	MANSFIELD, TX	76063
HUNTERS POINTE ADDITION	BLK 1	1831 EBROAD LLC	PO BOX 151465	ARLINGTON, TX	76015
ODELE, HENRY SURVEY	A 1196	CITY OF MANSFIELD	1200 E BROAD ST	MANSFIELD, TX	76063-1805
SHOPS AT BROAD ST, THE	BLK 1	CITY OF MANSFIELD	1200 E BROAD ST	MANSFIELD, TX	76063-1805
SHOPS AT BROAD ST, THE	BLK 1	TREZ SHOPS AT BROAD LP	14643 DALLAS PKWY STE 950	DALLAS, TX	75254
SHOPS AT BROAD ST, THE	BLK 1	TREZ SHOPS AT BROAD LP	14643 DALLAS PKWY STE 950	DALLAS, TX	75254
SHOPS AT BROAD ST, THE	BLK 1	TOUPS GROUP LLC	3238-B BARKSDALE BLVD	BOSSIER CITY, LA	71112

Property Owner Notification for ZC 26-002

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
SHOPS AT BROAD ST, THE	BLK 1	TREZ SHOPS AT BROAD LP	14643 DALLAS PKWY STE 950	DALLAS, TX	75254
SHOPS AT BROAD ST, THE	BLK 1	TREZ SHOPS AT BROAD LP	14643 DALLAS PKWY STE 950	DALLAS, TX	75254

EXHIBIT "A"
ZC#26-002
ZONING DESCRIPTION
THE SHOPS AT BROAD STREET
HENRY ODELE SURVEY, ABSTRACT No. 1196
CITY OF MANSFIELD, TARRANT COUNTY, TEXAS

BEING all of Lots 10R and 11R, Block 1, The Shops at Broad Street, an addition to the City of Mansfield, Tarrant County, Texas, according to the plat thereof recorded in Instrument No. D218189472, Official Public Records, Tarrant County, Texas and being all of Lot 2, Block 1, Arlington Federal Credit Union Addition, an addition to the City of Mansfield, Tarrant County, Texas, according to the plat thereof recorded in Plat Cabinet A, Slide 7867, Plat Records, Tarrant County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at the north corner of said Lot 10R and the east corner of a tract of land described in the Warranty Deed to City of Mansfield recorded in Instrument No. D204147923, Deed Records, Tarrant County, Texas, and being in the southwest line of Carlin Road (a variable width right-of-way)

THENCE along the southwest right-of-way line of said Carlin Road, the following courses and distances:

South 31°03'37" East, a distance of 60.01 feet to a point for corner;

South 31°04'29" East, a distance of 313.00 feet to a point at the beginning of a non-tangent curve to the left with a radius of 380.00 feet, a central angle of 08°34'51", and a chord bearing and distance of South 35°20'07" East, 56.86 feet;

In a southeasterly direction, with said non-tangent curve to the left, an arc distance of 56.91 feet to a point for the east corner of said Lot 2, Block 1 of Arlington Federal Credit Union Addition and being the north corner of Lot 1, Block 1 of said Arlington Federal Credit Union Addition;

THENCE South 58°58'27" West along the common line of said Lot 1 and Lot 2, Block 1, a distance of 261.16 feet to a point for the south corner of said Lot 2 and the north corner of said Lot 1 and being in the northeast line of said Lot 11R;

THENCE South 30°03'46" East along the common line of said Lot 1 and Lot 11R, a distance of 347.74 feet to a point for the south corner of said Lot 1 and the east corner of said Lot 11R and being in the northwest right-of-way line of East Broad Street (a variable width right-of-way) and being the beginning of a non-tangent curve to the left with a radius of 1,066.50 feet, a central angle of 12°02'59", and a chord bearing and distance of South 65°56'16" West, 223.88 feet;

THENCE in a southwesterly direction, along the northwest right-of-way line of said East Broad Street with said non-tangent curve to the left, an arc distance of 224.29 feet to a point for corner;

Kimley»Horn
801 Cherry Street, Unit 11, # 950
Fort Worth, Texas 76102
FIRM # 10194040
Tel. No. (817) 335-6511
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	VAF	DJD	April 2026	064494500	1 OF 5

EXHIBIT "A"
ZC#26-002
ZONING DESCRIPTION
THE SHOPS AT BROAD STREET
HENRY ODELE SURVEY, ABSTRACT No. 1196
CITY OF MANSFIELD, TARRANT COUNTY, TEXAS

THENCE South 59°54'49" West continuing along said northwest right-of-way line, a distance of 305.20 feet to a point for the southernmost corner of said Lot 10R and being the east corner of Lot 9R, Block 1 of said The Shops at Broad Street;

THENCE along the common line of said Lot 9R and Lot 10R, the following courses and distances;

North 30°09'12" West, a distance of 145.11 feet to a point for corner;

South 59°50'48" West, a distance of 46.04 feet to a point for corner;

North 30°09'12" West, a distance of 67.50 feet to a point for corner;

South 59°50'48" West, a distance of 19.00 feet to a point for corner;

North 30°09'12" West, a distance of 151.50 feet to a point for corner;

South 59°50'48" West, a distance of 53.56 feet to a point at the beginning of a tangent curve to the left with a radius of 470.00 feet, a central angle of 09°40'30", and a chord bearing and distance of South 55°00'33" West, 79.27 feet;

In a southwesterly direction, with said tangent curve to the left, an arc distance of 79.36 feet to a point for corner;

South 50°10'18" West, a distance of 22.40 feet to a point for corner;

North 30°09'12" West, a distance of 271.58 feet to a point for corner;

North 59°50'48" East, a distance of 65.24 feet to a point for corner;

North 30°09'12" West, a distance of 42.46 feet to a point for corner;

South 59°49'56" West, a distance of 65.24 feet to a point for corner;

North 30°09'11" West, a distance of 30.06 feet to a point for corner in the southeast line of Lot 8R, Block 1 of said The Shops at Broad Street;

Kimley»Horn
801 Cherry Street, Unit 11, # 950
Fort Worth, Texas 76102
FIRM # 10194040
Tel. No. (817) 335-6511
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	VAF	DJD	April 2026	064494500	2 OF 5

EXHIBIT "A"
ZC#26-002
ZONING DESCRIPTION
THE SHOPS AT BROAD STREET
HENRY ODELE SURVEY, ABSTRACT No. 1196
CITY OF MANSFIELD, TARRANT COUNTY, TEXAS

THENCE North 59°50'48" East along the common line of said Lot 8R and Lot 10R, a distance of 252.88 feet to a point for corner;

THENCE North 31°03'37" West continuing along the common line of said Lot 8R and Lot 10R, a distance of 60.82 feet to a point for the south corner of the aforementioned City of Mansfield tract;

THENCE North 59°57'05" East along the common line of said Lot 10R and said City of Mansfield tract, a distance of 746.14 feet to the **POINT OF BEGINNING** and containing a computed area of 13.631 acres of land, more or less.

NOTES:

A sketch was prepared on even date to accompany this description.

All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983. All dimensions shown are ground distances.

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

DAVID J. De WEIRDT
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5066
dave.deweirdt@kimley-horn.com

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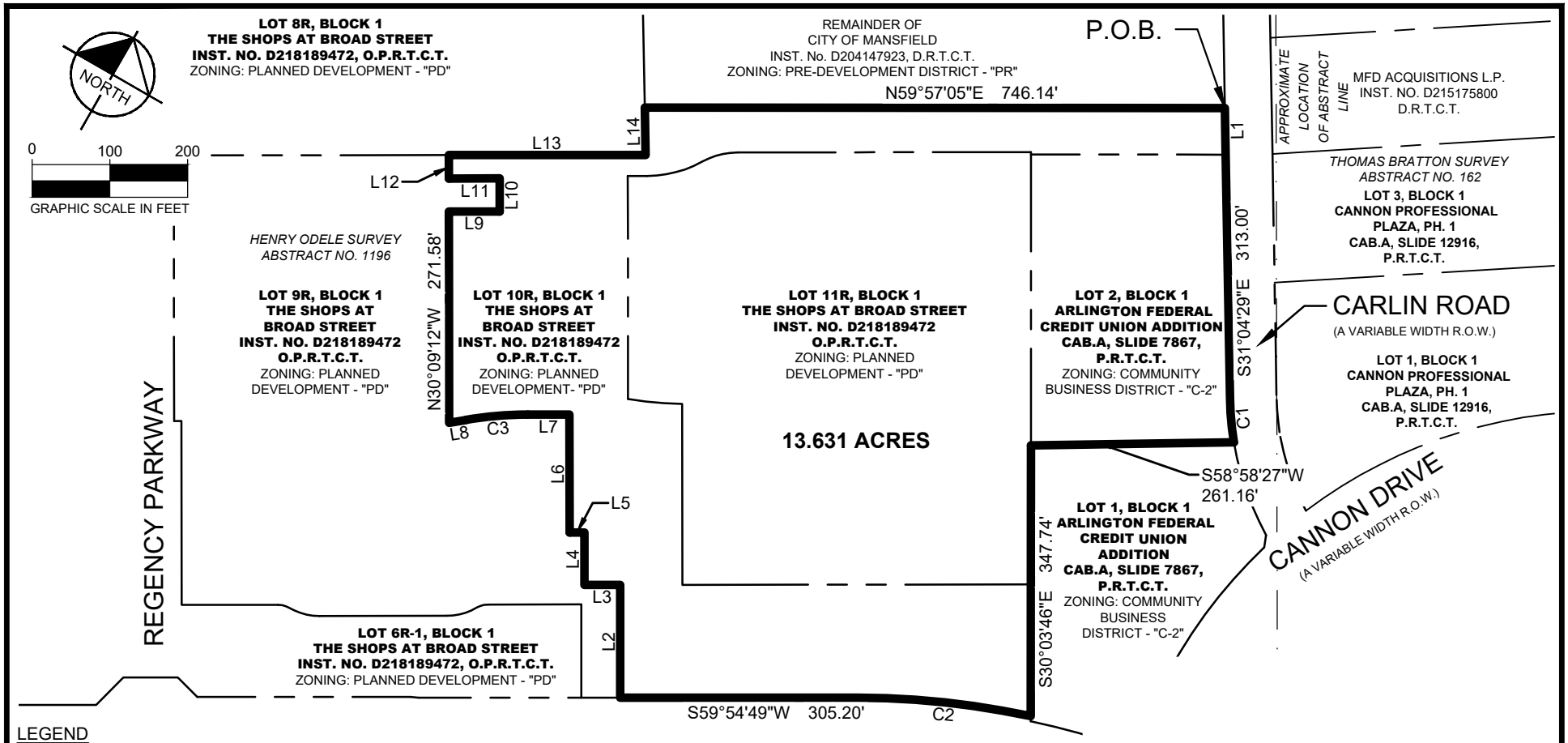
Fort Worth, Texas 76102
FIRM # 10194040
Tel. No. (817) 335-6511
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	VAF	DJD	April 2026	064494500	3 OF 5

FIGUEROA, VICTOR 5/20/2026 12:11 PM K:\DAL_SURVEY\064494500-MANSFIELD - THE SHOPS AT BROAD STREET\DWG\THE SHOPS AT BROAD STREET_ZONING EXHIBIT.DWG



LEGEND

P.O.B. = POINT OF BEGINNING
INST. No. = INSTRUMENT NUMBER
O.P.R.T.C.T. = OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
D.R.T.C.T. = DEED RECORDS, TARRANTY COUNTY, TEXAS
R.O.W. = RIGHT-OF-WAY

NOTES:

A description was prepared on even date to accompany this sketch.

All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983. All dimensions shown are ground distances.

See sheet 5 for line and curve tables

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

STATE OF TEXAS
REGISTERED
DAVID J. De WEIRDT
5066
PROFESSIONAL
LAND SURVEYOR

DAVID J. De WEIRDT
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5066
dave.deweirdt@kimley-horn.com

EXHIBIT "A"
ZC#26-002
ZONING EXHIBIT
THE SHOPS AT BROAD STREET
HENRY ODELE SURVEY, ABSTRACT No. 1196
CITY OF MANSFIELD
TARRANT COUNTY, TEXAS

Kimley»Horn
801 Cherry Street, Unit 11, # 950
Fort Worth, Texas 76102
FIRM # 10194040
Tel. No. (817) 335-6511
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 200'	VAF	DJD	April 2026	064494500	4 OF 5

FIGUEROA, VICTOR 5/20/2026 12:11 PM K:\DAL_SURVEY\064494500-MANSFIELD - THE SHOPS AT BROAD STREET\DWG\THE SHOPS AT BROAD STREET_ZONING EXHIBIT.DWG

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	8°34'51"	380.00'	56.91'	S35°20'07"E	56.86'
C2	12°02'59"	1066.50'	224.29'	S65°56'16"W	223.88'
C3	9°40'30"	470.00'	79.36'	S55°00'33"W	79.27'

LINE TABLE		
NO.	BEARING	LENGTH
L1	S31°03'37"E	60.01'
L2	N30°09'12"W	145.11'
L3	S59°50'48"W	46.04'
L4	N30°09'12"W	67.50'
L5	S59°50'48"W	19.00'
L6	N30°09'12"W	151.50'
L7	S59°50'48"W	53.56'
L8	S50°10'18"W	22.40'
L9	N59°50'48"E	65.24'
L10	N30°09'12"W	42.46'
L11	S59°49'56"W	65.24'
L12	N30°09'11"W	30.06'
L13	N59°50'48"E	252.88'
L14	N31°03'37"W	60.82'

EXHIBIT "A"
ZC#26-002
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	VAF	DJD	April 2026	064494500	5 OF 5

FIGUEROA, VICTOR 5/20/2026 12:11 PM K:\DAL_SURVEY\064494500-MANSFIELD - THE SHOPS AT BROAD STREET\DWG\THE SHOPS AT BROAD STREET_ZONING EXHIBIT.DWG

ZC#26-002

EXHIBIT "B"

SHOPS AT BROAD PHASE 2 PLANNED DEVELOPMENT

DEVELOPMENT STANDARDS AND REGULATIONS

1. Applicability These Development Standards and Regulations (the "Development Standards") shall apply to all development in the Shops at Broad Phase 2 Planned Development (the "Shops at Broad Phase 2 PD"), as further legally described in Exhibit "A".

2. Permitted Uses. Uses permitted in the Shops at Broad Phase 2 PD shall be the following:
    a) Uses permitted in C-2;
    b) Fast Casual Restaurants;
        i. Hereby defined as: an establishment that serves food or beverages for immediate consumption either on the premises, or to be taken out for consumption elsewhere. A fast casual restaurant is typically characterized as an establishment in which the menu contains more upscale, diverse, and made to order items; the food is custom prepared and either brought to the table or the customer is called back to the counter; a majority of the sales are made at a counter, with or without accommodations for drive through provided; the décor and atmosphere is upscale; and the check averages are higher compared to quick service restaurants.
    c) Trailer sales as a secondary use for a sporting goods store;
    d) Movie Theatres and Movie Houses;
    e) Housing of Animals as a secondary use for pet store.
    f) Package Store of less than 25,000 SF

3. Uses Requiring Specific Use Permit. Uses requiring an SUP shall require an SUP in this planned development district except as permitted in Section 2 above.

4. Area, Height and Setback Regulations

    a) Area, height and setback regulations for nonresidential uses shall be those required for development in the C-2 Community Business District, except where setbacks on the Development Plan control.
    b) Setbacks along public streets shall be as shown on the Development Plan.

5. Density
    a) The maximum density for nonresidential uses shall be in accordance with the C-2 Community Business District regulations.

6. Community Design Standards: Community design standards shall be those required for development in the C-2 Community Business District as set forth in Chapter 155.056 of the City of Mansfield Zoning Ordinance, except as amended herein.

   Off-Street Parking and Loading Standards Off-street parking and loading standards shall be those required for development in the C-2 Community Business District as set forth in Chapter 155.091 of the City of Mansfield Zoning Ordinance.

7. Landscaping and Screening Standards. Landscaping and screening standards shall be those required for development in the C-2 Community Business District, as set forth in Chapter 155.092 and 155.093 of the Zoning Ordinance except as amended in the text of this section. Exhibit E will only illustrate compliance with Chapter 155.092, 155.093, and any deviations listed in this section. Where there are any discrepancies between the text of this section and Exhibit E, the text of this section will prevail. Where the text is silent, Chapters 155.092 and 155.093 will prevail.

8. Additional Landscaping and Screening Standards
   a) Landscape buffers between adjacent lots: Shall be sized per Exhibit E; buffer tree spacing shown on Exhibit E is approved as shown.
   b) The street landscape setback along Broad Street should follow the landscape setback depth, planting density, and use similar species types as the other adjacent businesses along Broad Street within the Shops at Broad development. Tree spacing and buffer width is approved as shown in Exhibit E.
   c) Landscape areas, plant location and spacing shall be provided per Exhibit E in the Northern East-West access drive as well as the Western North-South access drive. This serves to visually separate major cross lot access drives from internal parking areas as well as screen the rear (North) service area of the larger retail buildings

9. Sign Standards. Sign standards shall be those required for development in the C-2 Community Business District as set forth in Chapter 155.090 of the City of Mansfield Zoning Ordinance except as follows: (i) signage may be provided as shown on the Master Sign Plan attached hereto as Exhibit "F" and/or as defined in the attached Design Standards; (ii) Freestanding Retail Buildings may have signage on all facades subject to the maximize size per façade set forth in Chapter 155.090 of the City of Mansfield Zoning Ordinance or as defined on Exhibit "F" and the attached Design Standards. In the event of a conflict between the provisions of Chapter 155.090 of the Zoning Ordinance, the attached Design Standards and the Master Sign Plan, the least restrictive requirement shall control.

10. Elevations. Building elevations included in Exhibit "D" are for illustrative purposes only to define general design intent and may be modified provided such modifications are either in compliance with the design concept as graphically described and further defined in the attached Design Standards or in compliance with the C-2 District standards.

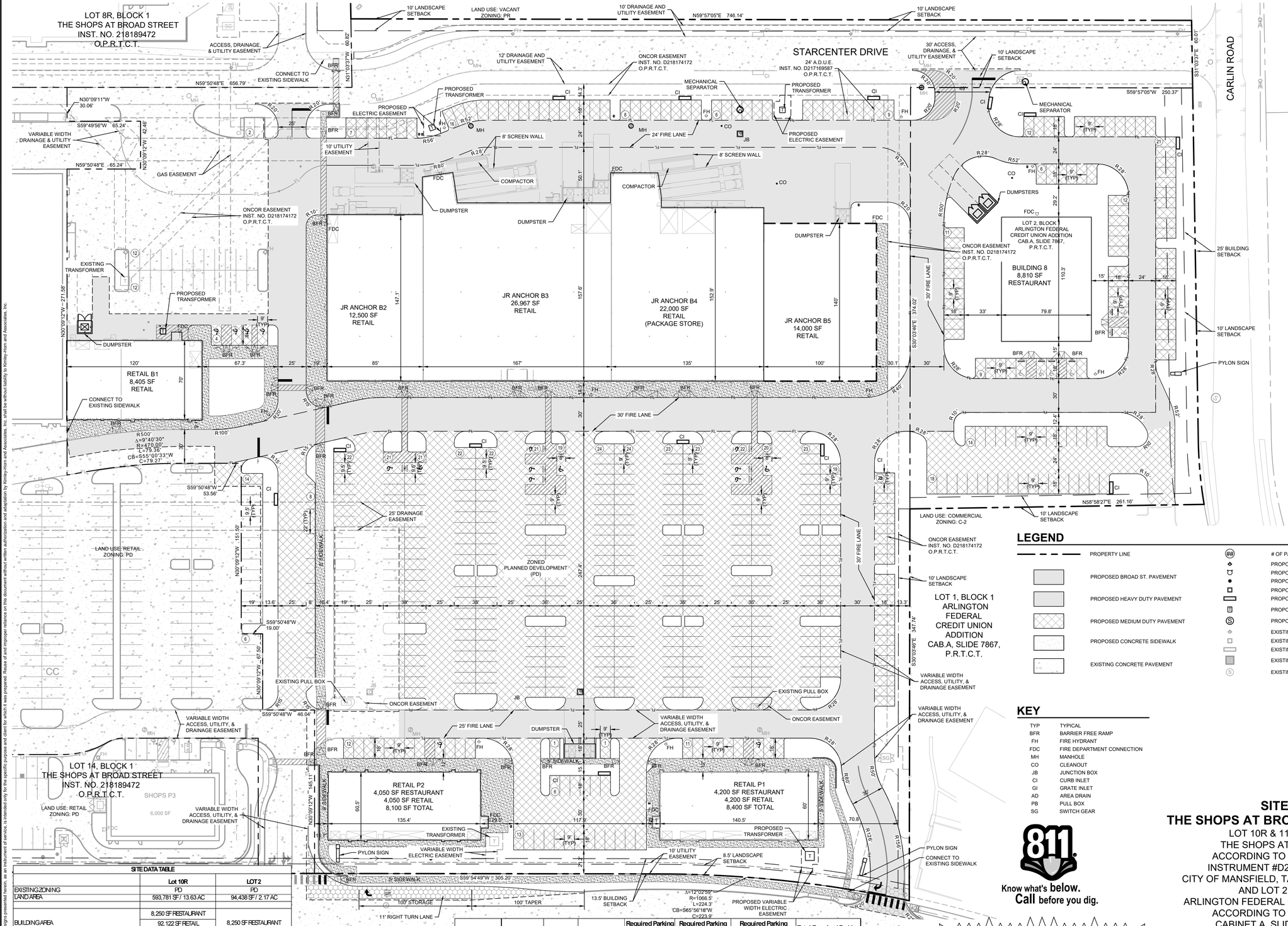
11. Allowable Building Materials. In addition to the construction materials permitted in "C-2", the following construction materials are permitted:
    a) Fiberglass or Plastic Panels (no more than 40% of a façade);
    b) Corrugated, ribbed or standing seam metal panels;
    c) Reflective Glass with reflectance percentage not to exceed 35 percent.

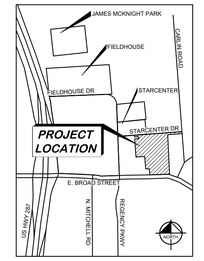
12. Other Development Standards/Regulations All development standards and regulations not specifically set forth herein shall be those required for development in the C-2 Community Business District as set forth in the relevant section of the City of Mansfield Zoning Ordinance except as otherwise amended herein. In the event of a conflict between the C-2 standards set forth in the Zoning Ordinance and the provisions of this planned development district, then the terms of this planned development district shall control.

DESIGN STANDARDS

1. Applicability. Development of the Property must generally comply with these Design Standards.
2. Exterior walls of all structures, including screening walls, wing walls, columns and supports, shall consist of at least fifty (50) percent masonry construction materials. This requirement shall not apply to roofs, awnings, canopies, doors, windows, glass walls and frame assemblies thereof. The remaining fifty (50) percent of the exterior surfaces may be constructed of masonry-like construction materials or any construction materials not expressly prohibited by this exhibit.
3. All non-residential buildings with facades greater than one hundred (100') feet in length shall incorporate wall plane projections or recesses that are at least two (2) feet deep. Projections/recesses must be at least two (2) feet in length. No uninterrupted length of façade may exceed one hundred (100) feet in length.
4. All non-residential buildings with flat roof planes greater than one hundred (100') feet in length shall incorporate variations in the visual appearance in the height of the roof plane. Variations to flat roof planes may include pilasters and projected or raised features that present variations in the roof plane. No uninterrupted length of any flat roof plane may exceed eighty (80) feet in length.
5. All non-residential building facades shall include a repeating pattern of elements such as material module change, colors or textures. Repeating patterns can be expressed in the vertical or horizontal plane.
6. Outside display of goods, wares, or merchandise shall be permitted provided that the area used for outside storage must not exceed ten (10) percent of the gross floor area of the property containing the outside display.

7. “Sign Area” is defined as the imaginary area within a circle, triangle or parallelogram immediately surrounding the extreme limits of the text, representation, emblem or any figure of similar character.
8. All signs, whether temporary or permanent, shall be located at least ten (10) feet from the right-of-way line.
9. Required parking for hotel uses shall be a minimum of 1 space/room plus 5 additional employee spaces.
10. The parking requirement for “Fast Casual Restaurant, Bar, Night Club, and Private Club” shall be 1 parking space for each 100 sf of floor area.
11. Parking area layout shall not require approval by The Director of Planning so long as the final layout conforms to the general layout as shown on The Development Plan.
12. Paving design and specifications for internal public and private streets, driveways, parking lots and other paved areas shall be determined by developer’s Civil and Geotechnical engineers.
13. No single structure shall exceed 1000’ in length.
14. There shall be a minimum of eight (8) stacking spaces within any drive-thru configuration. The building occupant’s site design shall determine the specific layout.





VICINITY MAP
N.T.S.

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80
1 inch = 40 feet

LEGEND

- PROPERTY LINE
- PROPOSED BROAD ST. PAVEMENT
- PROPOSED HEAVY DUTY PAVEMENT
- PROPOSED MEDIUM DUTY PAVEMENT
- PROPOSED CONCRETE SIDEWALK
- EXISTING CONCRETE PAVEMENT
- # OF PARKING SPACES
- PROPOSED FIRE HYDRANT
- PROPOSED FIRE DEPARTMENT CONNECTION
- PROPOSED DOMESTIC WATER METER
- PROPOSED JUNCTION BOX
- PROPOSED CURB INLET
- PROPOSED TRANSFORMER
- PROPOSED SANITARY SEWER MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING JUNCTION BOX
- EXISTING CURB INLET
- EXISTING GRATE INLET
- EXISTING SANITARY SEWER MANHOLE

KEY

TYP	TYPICAL
BFR	BARRIER FREE RAMP
FH	FIRE HYDRANT
FDC	FIRE DEPARTMENT CONNECTION
MH	MANHOLE
CO	CLEANOUT
JB	JUNCTION BOX
CI	CURB INLET
GI	GRATE INLET
AD	AREA DRAIN
PB	PULL BOX
SG	SWITCH GEAR

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

CAUTION!!
EXISTING UNDERGROUND UTILITIES IN THE AREA. CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REPAIRS TO EXISTING UTILITIES DUE TO DAMAGE INCURRED DURING CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES ON THE PLANS.

SITE DATA TABLE

	Lot 10R	LOT 2
EXISTING ZONING	PD	PD
LAND AREA	593,781 SF / 13.63 AC	94,438 SF / 2.17 AC
BUILDING AREA	8,250 SF RESTAURANT 92,122 SF RETAIL 100,372 SF TOTAL	8,250 SF RESTAURANT
REQUIRED PARKING 1 SPACE/ 100 SF RESTAURANT 1 SPACE/ 250 SF RETAIL*	407 SPACES	89 SPACES
TOTAL REQUIRED PARKING	496 TOTAL SPACES	
PROPOSED PARKING	488 SPACES	103 SPACES
	591 TOTAL SPACES	
TOTAL HANDICAP PARKING REQUIRED	12 SPACES	5 SPACES
TOTAL HANDICAP PARKING PROVIDED	16 SPACES	6 SPACES

NOTE: HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS
* APPLIES ONLY TO FIRST 3,000 SF RETAIL, THEREAFTER 1 SPACE/ 300 SF RETAIL

	Restaurant SF	Retail SF	Total SF	Required Parking Restaurant (1 Space / 100 SF)	Required Parking Retail First 3,000 SF (1 Space / 250 SF)	Required Parking Retail Over 3,000 SF (1 Space / 300 SF)	Total Required Parking Spaces
B1	0	8,405	8,405	0 Spaces	12 Spaces	19 Spaces	31 Spaces
P1	4,200	4,200	8,400	42 Spaces	12 Spaces	4 Spaces	58 Spaces
P2	4,050	4,050	8,100	41 Spaces	12 Spaces	4 Spaces	57 Spaces
B2	0	12,500	12,500	0 Spaces	12 Spaces	32 Spaces	44 Spaces
B3	0	26,967	26,967	0 Spaces	12 Spaces	80 Spaces	92 Spaces
B4	0	22,000	22,000	0 Spaces	12 Spaces	64 Spaces	76 Spaces
B5	0	14,000	14,000	0 Spaces	12 Spaces	37 Spaces	49 Spaces
BUILDING 8	8,810	0	8,810	89 Spaces	0 Spaces	0 Spaces	89 Spaces
TOTAL	17,060	92,122	109,182	172 Spaces	84 Spaces	240 Spaces	496 Spaces

SITE PLAN
THE SHOPS AT BROAD STREET PHASE 2

LOT 10R & 11R, BLOCK 1 OF
THE SHOPS AT BROAD STREET
ACCORDING TO THE PLAT FILED IN
INSTRUMENT #D218189472 P.R.T.C.T.
CITY OF MANSFIELD, TARRANT COUNTY, TEXAS
AND LOT 2, BLOCK 1 OF
ARLINGTON FEDERAL CREDIT UNION ADDITION
ACCORDING TO THE PLAT FILED IN
CABINET A, SLIDE 7867, P.R.T.C.T.
CITY OF MANSFIELD, TARRANT COUNTY, TEXAS
2 LOTS
AUGUST 4, 2026

APPLICANT / OWNER / DEVELOPER
TREZ SHOPS AT BROAD LP
14643 DALLAS PARKWAY, STE 950
DALLAS, TX 75254
CONTACT: JOHN HUTCHINSON
EMAIL: JOHNH@TREZCAPITAL.COM

ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.
2600 N CENTRAL EXPY, SUITE 400
RICHARDSON, TX 75080
CONTACT: SHAY HUFFMAN P.E.
PHONE: 972-770-1360
EMAIL: SHAY.HUFFMAN@KIMLEY-HORN.COM

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2026 KIMLEY-HORN AND ASSOCIATES, INC.
2600 N CENTRAL EXPRESSWAY, SUITE 400
RICHARDSON, TX 75080
PHONE: 214-617-0535
WWW.KIMLEY-HORN.COM TX F-928

PRELIMINARY
FOR REVIEW ONLY
Not for construction or permit purposes.
Kimley»Horn
Engineer SHAY HUFFMAN
P.E. No. 127857 Date 08/04/2026

KHA PROJECT 064653403
DATE 08/04/2026
SCALE AS SHOWN
DESIGNED BY GSP
DRAWN BY GSP
CHECKED BY SGH

THE SHOPS AT BROAD STREET
PHASE 2
MANSFIELD, TX

EXHIBIT C ZC#26-002
SITE PLAN

SHEET NUMBER
C.1

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

ISSUED
XREFS
PLOT STYLE TBL
PLOT BY
DWG NAME
DWG SAVED
xBinds xEcExistMF xEcXBw xresult xAttach xSite xStorm xGas xBurn xUtil xBnd xEcExist xEcFranchise
PLOTTED: GRIFFIN, 8/4/2026 10:44 AM
K:\FRI_DWN\064653403 - SHOPS @ BROAD\10AC RETAIL\CAD_PLANNED DEVELOPMENT\CAD\EXHIBITS
8/4/2026 10:44 AM GRIFFIN

MATERIAL IMAGES:

NOTE:
PROPOSED MATERIALS SUBJECT TO CHANGE BASED ON FINAL SELECTION, COST, AND AVAILABILITY. FINAL MATERIALS TO REMAIN IN SIMILAR COLOR PALETTE.

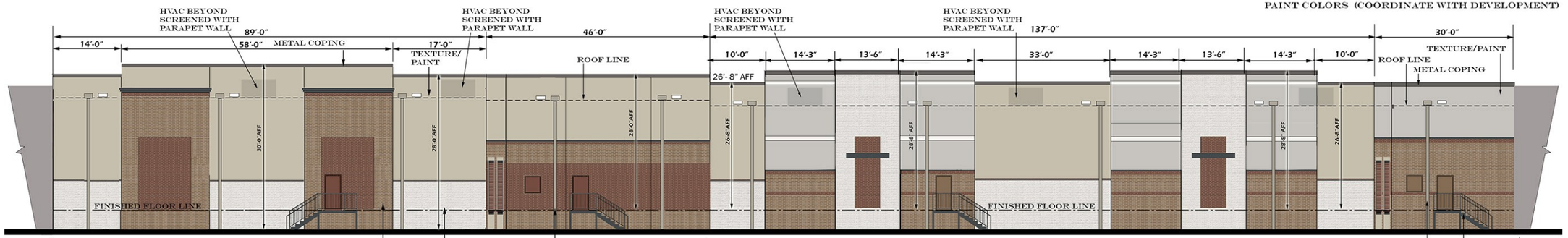
BRICK VENEER A
(MATCH EXISTING DEVELOPMENT)

BRICK VENEER B
(MATCH EXISTING DEVELOPMENT)

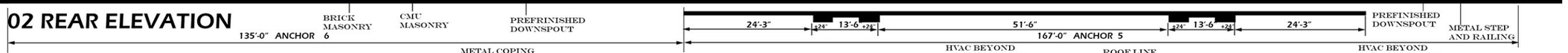
SPLITFACE CMU
(MATCH EXISTING DEVELOPMENT)

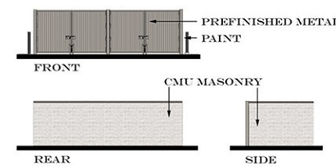
STOREFRONT AND METALS

PAINT COLORS (COORDINATE WITH DEVELOPMENT)



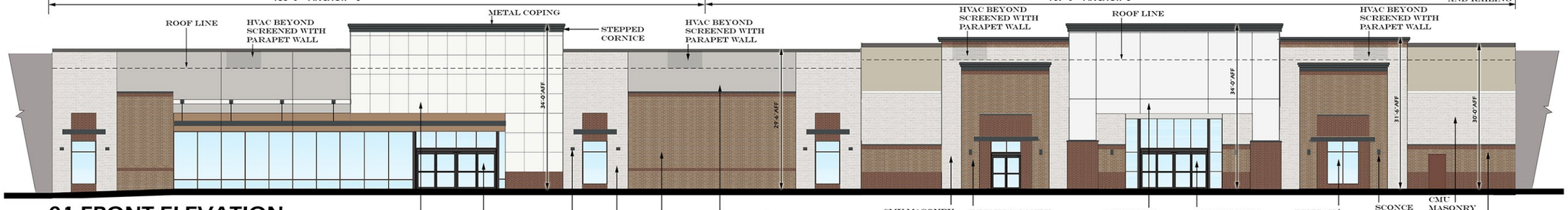
02 REAR ELEVATION



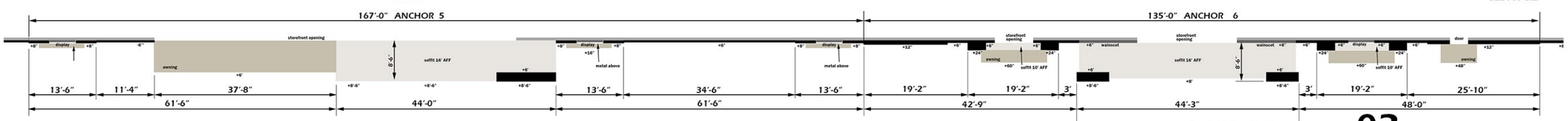


TRASH ENCLOSURE

MATERIALS TO MATCH BUILDING



01 FRONT ELEVATION



PLAN PROFILE AND ARTICULATION

NOTE: FLOOR PLAN PROFILE TO COORDINATE WITH ABOVE ELEVATION AND IS PROVIDED TO SHOW COMPLIANCE WITH ARTICUATION REQUIREMENTS. DIMENSIONS PROVIDED TO DEMONSTRATE GENERAL OFFSETS AND PROJECTIONS. FINAL DIMENSIONS MAY BE ADJUSTED DURING DESIGN DEVELOPMENT.

NOTE: ROOFTOP EQUIPMENT SHOWN TO DELINATE PROPOSED SCREENING. ACTUAL LOCATION MAY VARY DURING THE DD PROCESS.

PROPOSED MATERIALS:

01

FRONT ELEVATION ANCHOR 5

TOTAL FACADE:	5,073 SF	
STOREFRONT/OPENINGS/AWNINGS:	1,230 SF	
NET FACADE:	3,843 SF	100%
MASONRY MATERIALS (BRICK/SPLITFACE CMU):	1,972 SF	51%
OTHER MATERIALS (CEMENT FIBERBOARD, TILTWALL, STUCCO/EIFS):	1,871 SF	49%

02

REAR ELEVATION ANCHOR 5

TOTAL FACADE:	5,290 SF	
STOREFRONT/OPENINGS/AWNINGS:	80 SF	
NET FACADE:	5,210 SF	100%
MASONRY MATERIALS (BRICK/SPLITFACE CMU):	2,664 SF	51%
OTHER MATERIALS (CEMENT FIBERBOARD, TILTWALL, STUCCO/EIFS):	2,546 SF	49%

NOTE: MATERIAL PLACEMENT AND PERCENTAGES BASED ON SCHEMATIC CONCEPT. INDICATED PLACEMENT MAY BE ADJUSTED DURING DESIGN DEVELOPMENT. AMOUNT OF MATERIALS (MASONRY AND ALLOWABLE NON-MASONRY) TO REMAIN AT PERCENTAGE LEVELS NOTED.

FRONT ELEVATION ANCHOR 6

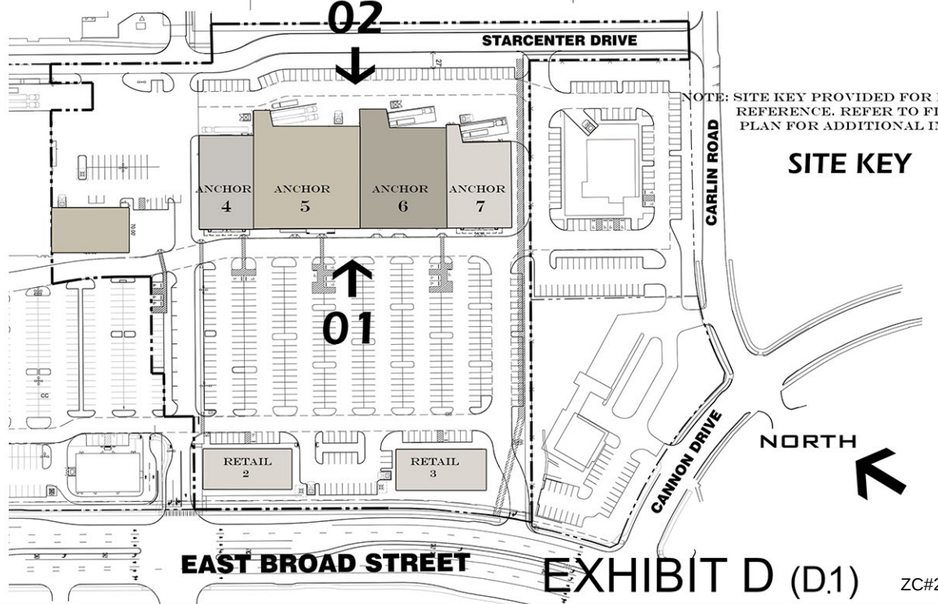
TOTAL FACADE:	4,324 SF	
STOREFRONT/OPENINGS/AWNINGS:	465 SF	
NET FACADE:	3,859 SF	100%
MASONRY MATERIALS (BRICK/SPLITFACE CMU):	2,574 SF	66%
OTHER MATERIALS (CEMENT FIBERBOARD, TILTWALL, STUCCO/EIFS):	1,285 SF	34%

REAR ELEVATION ANCHOR 6

TOTAL FACADE:	4,444 SF	
STOREFRONT/OPENINGS/AWNINGS:	56 SF	
NET FACADE:	4,388 SF	100%
MASONRY MATERIALS (BRICK/SPLITFACE CMU):	2,556 SF	56%
OTHER MATERIALS (CEMENT FIBERBOARD, TILTWALL, STUCCO/EIFS):	1,832 SF	42%

ALL ELEVATIONS

TOTAL FACADE:	19,131 SF	
STOREFRONT/OPENINGS/AWNINGS:	1,831 SF	
NET FACADE:	17,300 SF	100%
MASONRY MATERIALS (BRICK/SPLITFACE CMU):	9,766 SF	56%
OTHER MATERIALS (CEMENT FIBERBOARD, TILTWALL, STUCCO/EIFS):	7,534 SF	44%



NOTE: SITE KEY PROVIDED FOR ELEVATION REFERENCE. REFER TO FINAL CIVIL PLAN FOR ADDITIONAL INFORMATION

SITE KEY

HODGES Architecture

23004-01 TWS 06/02/26

ANCHOR ELEVATION CONCEPT

SHOPS AT BROAD STREET

MANSFIELD, TEXAS

EXHIBIT D (D.1) ZC#26-002

PROPOSED MATERIALS:

01

REAR ELEVATION

TOTAL FACADE:	3,335 SF	
STOREFRONT/OPENINGS/AWNINGS:	340 SF	
NET FACADE:	2,995 SF	100%
MASONRY MATERIALS (BRICK/SPLITFACE CMU):	1,493 SF	50%
OTHER MATERIALS (CEMENT FIBERBOARD, TILTWALL, STUCCO/EIFS):	1,502 SF	50%

02

LEFT ELEVATION

TOTAL FACADE:	1,510 SF	
STOREFRONT/OPENINGS/AWNINGS:	174 SF	
NET FACADE:	1,336 SF	100%
MASONRY MATERIALS (BRICK/SPLITFACE CMU):	700 SF	52%
OTHER MATERIALS (CEMENT FIBERBOARD, TILTWALL, STUCCO/EIFS):	636 SF	48%

03

FRONT ELEVATION

TOTAL FACADE:	3,447 SF	
STOREFRONT/OPENINGS/AWNINGS:	1,401 SF	
NET FACADE:	2,046 SF	100%
MASONRY MATERIALS (BRICK/SPLITFACE CMU):	1,017 SF	50%
OTHER MATERIALS (CEMENT FIBERBOARD, TILTWALL, STUCCO/EIFS):	1,029 SF	50%

04

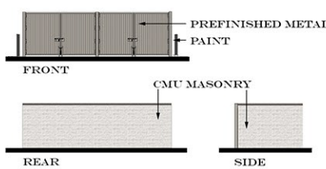
RIGHT ELEVATION

TOTAL FACADE:	1,573 SF	
STOREFRONT/OPENINGS/AWNINGS:	171 SF	
NET FACADE:	1,402 SF	100%
MASONRY MATERIALS (BRICK/SPLITFACE CMU):	745 SF	53%
OTHER MATERIALS (CEMENT FIBERBOARD, TILTWALL, STUCCO/EIFS):	657 SF	47%

ALL ELEVATIONS

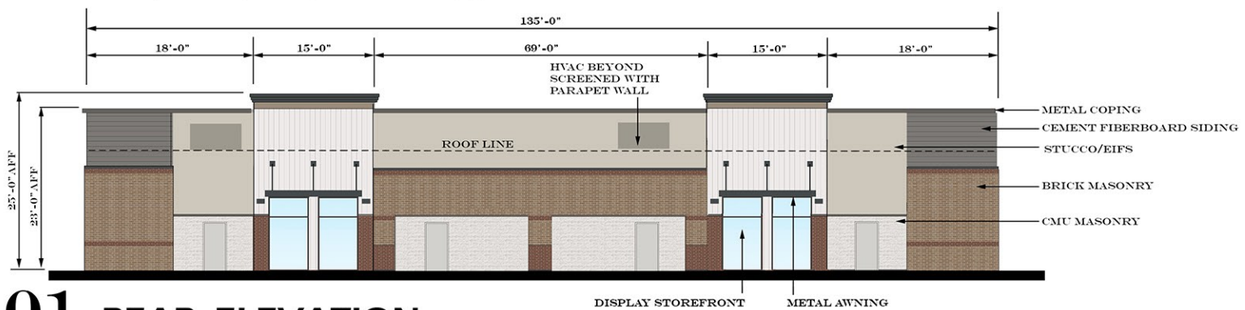
TOTAL FACADE:	9,865 SF	
STOREFRONT/OPENINGS/AWNINGS:	2,086 SF	
NET FACADE:	7,779 SF	100%
MASONRY MATERIALS (BRICK/SPLITFACE CMU):	3,955 SF	51%
OTHER MATERIALS (CEMENT FIBERBOARD, TILTWALL, STUCCO/EIFS):	3,824 SF	49%

NOTE: MATERIAL PLACEMENT AND PERCENTAGES BASED ON SCHEMATIC CONCEPT. INDICATED PLACEMENT MAY BE ADJUSTED DURING DESIGN DEVELOPMENT. AMOUNT OF MATERIALS (MASONRY AND ALLOWABLE NON-MASONRY) TO REMAIN AT PERCENTAGE LEVELS NOTED.

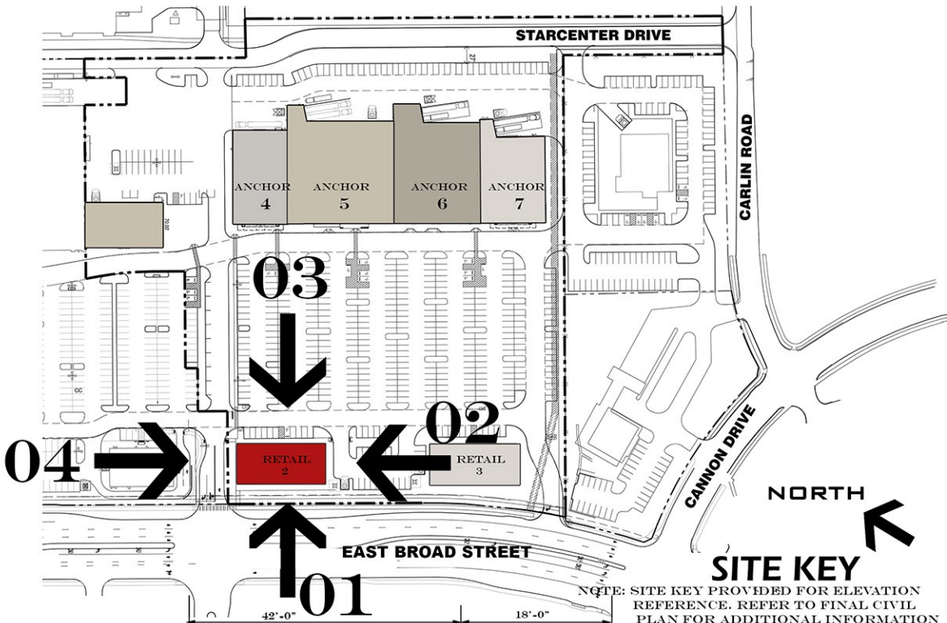


MATERIALS TO MATCH BUILDING

TRASH ENCLOSURE



01 REAR ELEVATION

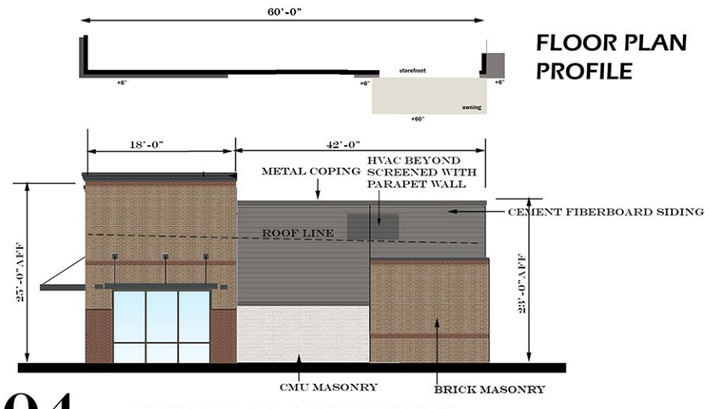


SITE KEY

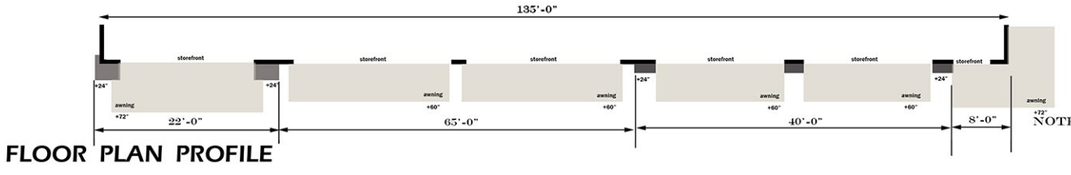
NOTE: SITE KEY PROVIDED FOR ELEVATION REFERENCE. REFER TO FINAL CIVIL PLAN FOR ADDITIONAL INFORMATION

02 LEFT ELEVATION

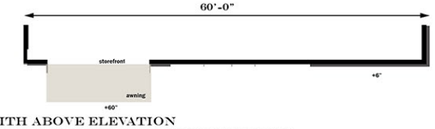
03 FRONT ELEVATION



04 RIGHT ELEVATION



FLOOR PLAN PROFILE



NOTE: FLOOR PLAN PROFILE TO COORDINATE WITH ABOVE ELEVATION AND IS PROVIDED TO SHOW COMPLIANCE WITH ARTICUATION REQUIREMENTS. DIMENSIONS PROVIDED TO DEMONSTRATE GENERAL OFFSETS AND PROJECTIONS. FINAL DIMENSIONS MAY BE ADJUSTED DURING DESIGN DEVELOPMENT.

HODGES Architecture

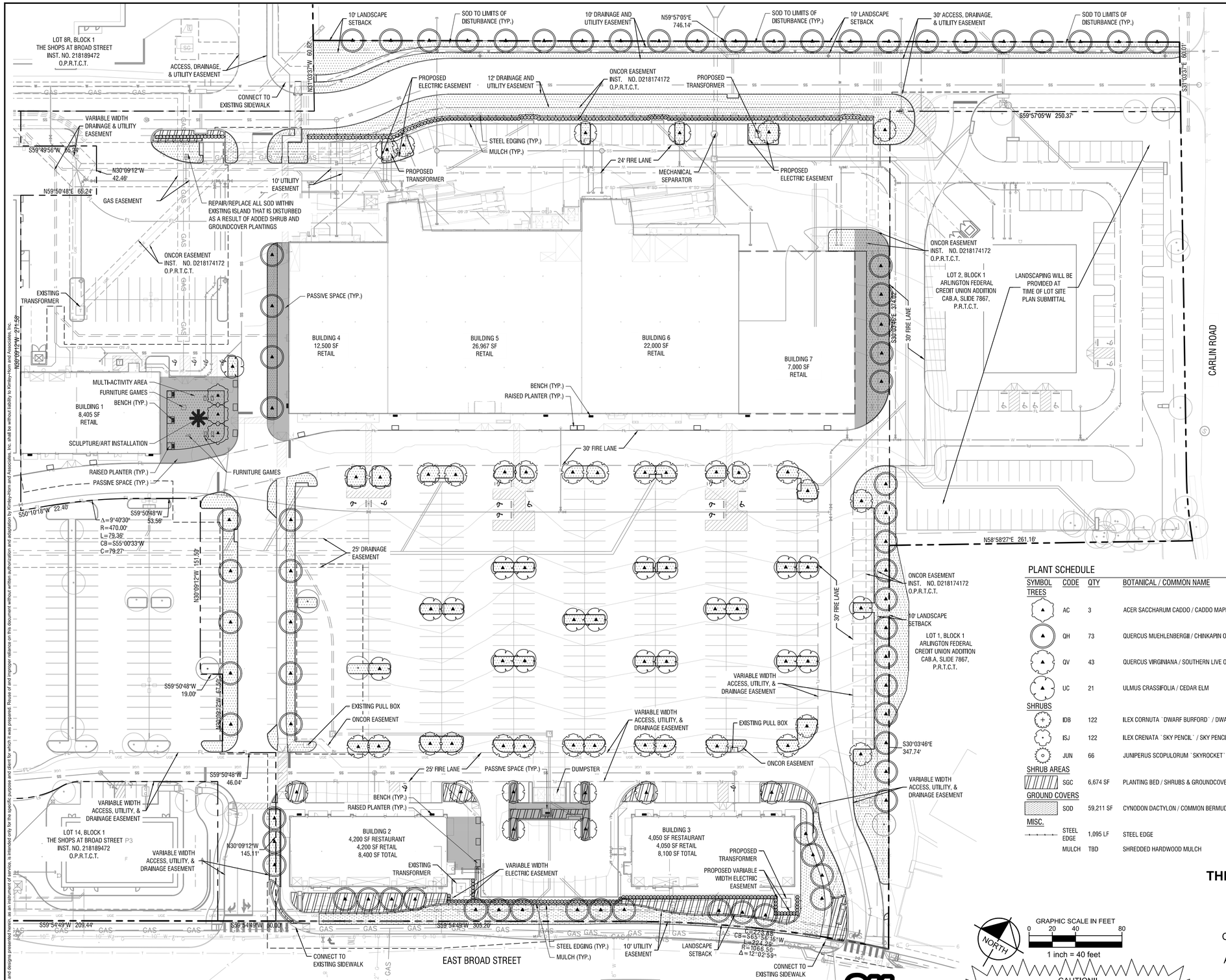
23004-01 TWS 06/02/26

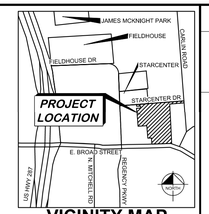
RETAIL ELEVATION CONCEPT

SHOPS AT BROAD STREET

EXHIBIT D (D.2) ZC#26-002

MANSFIELD, TEXAS





VICINITY MAP
N.T.S.

Shops at Broad - Mansfield, TX		
155.092 - Landscaping and Screening Standards	**Required**	**Provided**
155.092.N.8 - Buffer Yard		
Minimum 10 foot wide buffer yard (BY10) with one tree planted for every 25 linear feet or portion of said landscape buffer strip. Tree plantings are reduced by 50%. Tree plantings must be staggered between properties.	YES	YES
Northern Perimeter *1,060 LF / 25 = 42.4 x 0.5 = 21.2 = 22 Trees*	22 Trees	22 Trees
Eastern Perimeter *1,032 LF / 25 = 41.3 x 0.5 = 20.7 = 21 Trees*	21 Trees	21 Trees
155.092.P - Street Landscape Setback		
A 20 foot wide landscape setback shall be provided along the entire boundary of the lot that abuts a public street.	YES	YES
Within the required landscape setback, one canopy tree shall be provided for each 40 feet or portion thereof. *530 LF / 40 = 13.3 = 14* Trees	14 Trees	14 Trees
155.092.Q - Parking Lot Perimeter Landscaping		
All surface parking lot, vehicular use and maneuvering areas shall be screened from view of thoroughfares and civic spaces and other required open spaces by minimum 3' height (at maturity) screening shrubs.	YES	YES
155.092.R - Parking Lot Internal Landscaping		
1. One canopy tree for every ten parking spaces shall be provided throughout any surface parking lot. *591 (Parking Spaces) / 10 = 59.1 = 60 Trees*	60 Trees	68 Trees (65 Proposed 3 Existing)
2. Every landscape island must include one canopy tree. *20 parking lot islands = 20 Trees*	20 Trees	28 Trees
155.092.S - Surface Parking Lot End Caps		
One landscape island shall be located at the terminus of each row of parking and shall contain one tree. *40 end cap islands = 40 Trees*	40 Trees	40 Trees
155.092.T - Parking Connection Drive Aisle		
A landscape median strip with a minimum width of six feet (back-of-curb toback-of-curb) shall be incorporated in the parking lot design to separate the parking area and the drive aisle with direct connection to the street.	YES	YES
One tree shall be planted for every 40 linear feet or fraction thereof. *381 LF / 40 = 9.5 = 10* Trees	10 Trees	18 Trees
155.092.U - Foundation Area Landscaping		
A minimum four foot wide landscape area shall be required adjacent to or within ten feet of all building façades with building entrances and building façades facing a public street.	YES	YES
155.092.Y - Other Landscape Areas		
A minimum of 10% of each lot shall be devoted to living landscaping which shall include grass, ground cover, plants, flower beds, shrubs and trees. *499,385 SF x 0.1 = 49,938.5 SF*	49,939 SF	63,420 SF
155.092.L - Passive Space		
All new development shall dedicate a minimum of 10% of the total building floor area to passive space. *101,703 SF x 0.1 = 10,170.3 SF*	10,108 SF	14,843 SF
Passive space shall have benches and two program elements.	YES	Benches Multi-Activity Area Furniture Games

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	REMARKS
TREES					
	AC	3	ACER SACCHARUM CADDO / CADDO MAPLE	3" CAL, 14` HT, 6` SPR	FULL, STRAIGHT, SINGLE LEADER
	QH	73	QUERCUS MUEHLENBERGII / CHINKAPIN OAK	3" CAL, 14` HT, 6` SPR	FULL, STRAIGHT, SINGLE LEADER
	QV	43	QUERCUS VIRGINIANA / SOUTHERN LIVE OAK	3" CAL, 14` HT, 8` SPR	FULL, STRAIGHT, SINGLE LEADER
	UC	21	ULMUS CRASSIFOLIA / CEDAR ELM	3" CAL, 14` HT, 6` SPR	FULL, STRAIGHT, SINGLE LEADER
SHRUBS					
	IDB	122	ILEX CORNUTA `DWARF BURFORD` / DWARF BURFORD HOLLY	24" HT, 24" SPR, 36" OC	FULL AND MATCHING
	ISJ	122	ILEX CRENATA `SKY PENCIL` / SKY PENCIL JAPANESE HOLLY	72" HT, 24" SPR, 36" OC	FULL AND MATCHING
	JUN	66	JUNIPERUS SCOPULORUM `SKYROCKET` / SKYROCKET JUNIPER	72" HT, 24" SPR, 36" OC	FULL AND MATCHING
SHRUB AREAS					
	SGC	6,674 SF	PLANTING BED / SHRUBS & GROUNDCOVER	3 GAL. AVG.	SPECIES MIX TBD
GROUND COVERS					
	SOD	59,211 SF	CYNODON DACTYLON / COMMON BERMUDA GRASS	N/A	SOD TO HAVE TIGHT, SAND FILLED JOINTS AND BE FREE OF WEEDS.
MISC.					
	STEEL EDGE	1,095 LF	STEEL EDGE		3/16" X 4" BLACK AT PLANTING
	MULCH	TBD	SHREDDED HARDWOOD MULCH		3" DEPTH, ALL TREES IN SOD TO RECEIVE A 4' DIA. MULCH RING

LANDSCAPING MAINTENANCE: THE PROPERTY OWNER, TENANT OR AGENT, SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL REQUIRED LANDSCAPING IN A HEALTHY, NEAT, ORDERLY AND LIVE-GROWING CONDITION AT ALL TIMES. THIS SHALL INCLUDE MOWING, EDGING, PRUNING, FERTILIZING, IRRIGATION, WEEDING, AND OTHER SUCH ACTIVITIES COMMON TO THE MAINTENANCE OF LANDSCAPING. LANDSCAPED AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS AND OTHER SUCH MATERIALS NOT A PART OF THE LANDSCAPING. PLANT MATERIALS THAT DIE SHALL BE REPLACED WITH PLANT MATERIALS OF SIMILAR VARIETY AND SIZE.

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

GRAPHIC SCALE IN FEET
0 20 40 80
1 inch = 40 feet

NORTH

CAUTION!!
EXISTING UNDERGROUND UTILITIES IN THE AREA. CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REPAIRS TO EXISTING UTILITIES DUE TO DAMAGE INCURRED DURING CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES ON THE PLANS.

SITE PLAN
THE SHOPS AT BROAD STREET PHASE 2

LOT 10R & 11R, BLOCK 1 OF
THE SHOPS AT BROAD STREET
ACCORDING TO THE PLAT FILED IN
INSTRUMENT #D218189472 P.R.T.C.T.
CITY OF MANSFIELD, TARRANT COUNTY, TEXAS
AND LOT 2, BLOCK 1 OF
ARLINGTON FEDERAL CREDIT UNION ADDITION
ACCORDING TO THE PLAT FILED IN
CABINET A, SLIDE 7867, P.R.T.C.T.
CITY OF MANSFIELD, TARRANT COUNTY, TEXAS
2 LOTS
AUGUST 3, 2026

APPLICANT / OWNER / DEVELOPER
TREZ SHOPS AT BROAD LP
14643 DALLAS PARKWAY, STE 950
DALLAS, TX 75254
CONTACT: JOHN HUTCHINSON
EMAIL: JOHNH@TREZCAPITAL.COM

LANDSCAPE ARCHITECT
KIMLEY-HORN AND ASSOCIATES, INC.
801 CHERRY STREET, SUITE 1300, UNIT 11
FORT WORTH, TX 76102
CONTACT: COBY CHAMBLISS, P.L.A.
PHONE: 682-348-3259
EMAIL: COBY.CHAMBLISS@KIMLEY-HORN.COM

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
2600 N CENTRAL EXPRESSWAY, SUITE 400
RICHARDSON, TX 75080
PHONE: 214-617-0535
WWW.KIMLEY-HORN.COM TX F-928

PRELIMINARY
FOR REVIEW ONLY
Not for construction or permit purposes.
Kimley»Horn
P.L.A. COBY J. CHAMBLISS
L.A. No. 4160 Date 08/03/2026

KHA PROJECT	064653403
DATE	08/03/2026
SCALE	AS SHOWN
DESIGNED BY	CJC
DRAWN BY	TWP
CHECKED BY	CJC

SHOPS AT BROAD ST
MANSFIELD, TX

EXHIBIT E ZC#26-002
LANDSCAPE PLAN

SHEET NUMBER
E.1

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

ISSUED
PROGRESS
ADDITIONAL SUBMITTAL
PLOT SCALE 1:1
PLOT DATE 8/3/2026 5:48 PM
DWG NAME K:\FW_CNTX\064653403 - SHOPS @ BROAD 1\SAC RETAIL\LANDSCAPE\EXHIBIT E.dwg
DWG XNAME ...\LANDSCAPE\EXHIBIT E.dwg

LOT 8R, BLOCK 1
THE SHOPS AT BROAD STREET
INST. NO. 218189472
O.P.R.T.C.T.

10' LANDSCAPE SETBACK

10' LANDSCAPE SETBACK

STARCENTER DRIVE

CARLIN ROAD

JR ANCHOR B2
12,500 SF
RETAIL

JR ANCHOR B3
26,967 SF
RETAIL

JR ANCHOR B4
22,000 SF
RETAIL
(PACKAGE STORE)

JR ANCHOR B5
14,000 SF
RETAIL

RETAIL B1
8,405 SF
RETAIL

LOT 2, BLOCK 1
ARLINGTON FEDERAL
CREDIT UNION ADDITION
CAB.A, SLIDE 7867,
P.R.T.C.T.

BUILDING 8
8,810 SF
RESTAURANT

MONUMENT
(TYPE D)

CC

LOT 14, BLOCK 1
THE SHOPS AT BROAD STREET
INST. NO. 218189472
O.P.R.T.C.T.

SHOPS P3
6,000 SF

RETAIL P2
4,050 SF RESTAURANT
4,050 SF RETAIL
8,100 SF TOTAL

RETAIL P1
4,200 SF RESTAURANT
4,200 SF RETAIL
8,400 SF TOTAL

8.5' LANDSCAPE SETBACK

MONUMENT
(TYPE B)

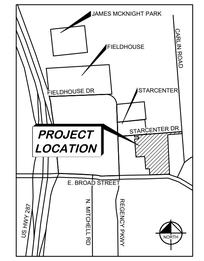
MONUMENT
(TYPE C)

EAST BROAD STREET

10' LANDSCAPE SETBACK

LOT 1, BLOCK 1
ARLINGTON
FEDERAL
CREDIT UNION
ADDITION
CAB.A, SLIDE 7867,
P.R.T.C.T.

CANNON DRIVE



VICINITY MAP
N.T.S.

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80
1 inch = 40 feet

No.	REVISIONS	DATE	BY

Kimley»Horn

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2600 N CENTRAL EXPRESSWAY, SUITE 400
RICHARDSON, TX 75080
PHONE: 214-617-0535
WWW.KIMLEY-HORN.COM TX F-928

PRELIMINARY
FOR REVIEW ONLY
Not for construction or permit purposes.
Kimley»Horn
Engineer SHAY HUFFMAN
P.E. No. 127857 Date 08/04/2026

KHA PROJECT 064693403
DATE 08/04/2026
SCALE AS SHOWN
DESIGNED BY GSP
DRAWN BY GSP
CHECKED BY SGH

THE SHOPS AT BROAD STREET
PHASE 2
MANSFIELD, TX

EXHIBIT F ZC#26-002

SHEET NUMBER
F.1

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

IMAGES
XREFS
PLOT STYLE TABLE
PLOTTED BY
DWG NAME
DWG PATH
PLOT DATE
xRefs: xEx5.dwt,MF xEx5ba xexcel- xSite- xStorm- xGtil- xBnd- xExFrenchie
K:\DFW_D\064693403 - SHOPS @ BROAD I-SAC RETAIL\CAD_PLANNED DEVELOPMENT\CAD\EXHIBITS
POTTS, GRIFFIN
K:\DFW_D\064693403 - SHOPS @ BROAD I-SAC RETAIL\CAD_PLANNED DEVELOPMENT\CAD\EXHIBITS\EXHIBIT F ZC#26-002.DWG
Aug 04, 2026 - 11:51 AM

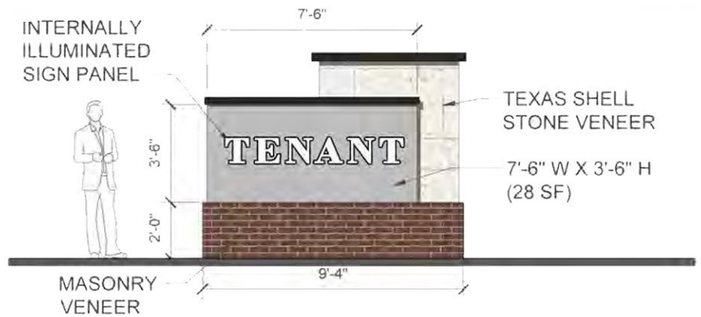
TYPE B - MONUMENT SIGN (162 SF)

0 1' 2' 4'

Note: Any tenant within the Planned Development may be displayed on any Type B sign.

TYPE C - MONUMENT SIGN (120 SF)

0 1' 2' 4'



TYPE D - OUTPARCEL SIGN (30 SF)

0 1' 2' 4'

Exhibit F, Sheet F.2

ZC#26-002

HODGES Architecture

23004 tws 060226

MONUMENT SIGN EXHIBIT

SHOPS at BROAD

MANSFIELD, TEXAS

ORDINANCE NO. OR-2011-16

AN ORDINANCE OF THE CITY OF MANSFIELD, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF MANSFIELD, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING ON THE HEREINAFTER DESCRIBED PROPERTIES TO A PD, PLANNED DEVELOPMENT DISTRICT FOR A SHOPPING CENTER, GENERAL RETAIL, GENERAL SERVICE AND OFFICE TYPE USES, SPORTS FACILITIES, AND MULTI-FAMILY RESIDENTIAL USE, PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE.

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

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

SECTION 1.

That the Comprehensive Zoning Ordinance of the City of Mansfield, Texas, be, and the same is hereby, amended by amending the Zoning Map of the City of Mansfield, to give the hereinafter described property a new zoning district classification of PD, Planned Development for a shopping center and General Retail, General Service and Office Type uses, sports facilities, and multi-family residential use; said property being described in Exhibit "A" attached hereto and made a part hereof for all purposes.

SECTION 2.

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

SECTION 3.

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

SECTION 4.

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

SECTION 5.

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

SECTION 6.

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

SECTION 7.

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

FIRST READING APPROVED ON THE 11TH DAY OF JULY, 2016.

SECOND READING APPROVED ON THE 25TH DAY OF JULY, 2016.

DULY PASSED ON THE THIRD AND FINAL READING BY THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS, THIS 8TH DAY OF AUGUST, 2016.

David L. Cook, Mayor

ATTEST:

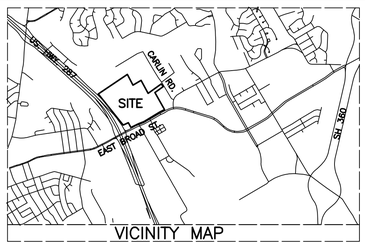
Jeanne Heard, City Secretary

APPROVED AS TO FORM AND LEGALITY

Allen Taylor, City Attorney

EXHIBIT A

BRITTAIN & CRAWFORD
LAND SURVEYING &
TOPOGRAPHIC MAPPING
(817) 926-0211 – METRO (817) 429-5112
FAX No. (817) 926-9347
P.O. BOX 11374 * 3908 SOUTH FREEWAY
FORT WORTH, TEXAS 76110



VICINITY MAP

FLOOD NOTE

NO PORTION OF THIS PROPERTY LIES WITHIN A 100-YEAR FLOOD HAZARD ZONE, ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP FOR DALLAS COUNTY, TEXAS, AND INCORPORATED AREAS, ACCORDING TO COMMUNITY PANEL NUMBER: 48439C0480K, MAP REVISED SEPTEMBER 25, 2009 THIS PROPERTY IS IN ZONE 'X'.

JAMES McKNIGHT PARK EAST

STATE HIGHWAY No. 287
(VARIABLE WIDTH STATE HIGHWAY RIGHT-OF-WAY)

CARLIN ROAD
(60.0' WIDE PUBLIC RIGHT-OF-WAY)

CANNON DRIVE

EAST BROAD STREET
(115.0' WIDE PUBLIC RIGHT-OF-WAY)

CITY OF MANSFIELD MONUMENT FOUND

GENE ROBERTSON ADDITION

3/4" PIPE FOUND

CITY OF MANSFIELD VOLUME 4060, PAGE 657 D.R.T.C.T.

1/2" IRON ROD FOUND

DON R. ALLEN VOLUME 4557, PAGE 859 D.R.T.C.T.

1/2" IRON ROD SET MARKED BRITTAIN & CRAWFORD

DANNY L. BATTLES, ET UX GEORGANNA VOLUME 10933, PAGE 286, D.R.T.C.T.

N 56°04'28"E 1267.65'

S 30°23'16"E 316.58'

N 59°54'26"E 766.86'

S 31°03'37"E 700.37'

N 59°57'05"E 746.14'

S 59°57'05"W 250.37'

S 31°03'37"E 60.01'

S 30°03'46"E 733.52'

N 12°47'33"W 811.99'

N 30°06'02"W 71.91'

S 61°47'00"W 226.00'

N 29°48'50"W 222.29'

S 61°50'01"W 110.69'

S 68°50'35"W 214.59'

S 59°54'49"W 1151.99'

△ = 6°09'08"
R = 7669.44'
L = 823.50'
CH = N36°53'55"W 823.11'

△ = 7°00'34"
R = 1455.00'
L = 178.00'
CH = S65°20'18"W 177.89'

△ = 8°55'46"
R = 1345.00'
L = 209.61'
CH = S64°22'42"W 209.40'

△ = 12°10'56"
R = 1055.00'
L = 224.31'
CH = S66°00'17"W 223.89'

TANGENT TABLE
L-1 S 67°47'49"W 45.50'
L-2 S 60°48'58"W 57.37'

LOT 1, BLOCK 1
NELSON ADDITION
CABINET A, SLIDE 234

NATHAN P. DOTY VOL. 14688, PG. 200 D.R.T.C.T.

NATHAN P. DOTY VOL. 14861, PG. 409 D.R.T.C.T.

ANTHONY R. BANE AND WIFE DARVIS BANE VOL. 13529, PG. 357 D.R.T.C.T.

LOT 2, BLOCK 1
ARLINGTON FEDERAL CREDIT UNION ADDITION
CAB.A, SLIDE 7867, P.R.T.C.T.

LOT 1, BLOCK 1
ARLINGTON FEDERAL CREDIT UNION ADDITION
CAB.A, SLIDE 7867, P.R.T.C.T.

LOT 1, BLOCK 1
H. ODELL ADDITION
CABINET A, SLIDE 5341
P.R.T.C.T.

H. ODELL SURVEY
ABSTRACT No. 1196

GABRIEL BROAD STREET, LLC
C.C. No. D212140983
D.R.T.C.T.

CITY OF MANSFIELD
C.C. No. D204147923
D.R.T.C.T.

ZONED: PD

ZONED: PR

ZONING LINE

80.992 ACRES
(3,528,022 SQ. FT.)

PROPOSED PERMANENT ACCESS, UTILITY AND DRAINAGE EASEMENT

PROPOSED PERMANENT UTILITY AND DRAINAGE EASEMENT

PROPOSED 20' DRAINAGE EASEMENT

PROPOSED PERMANENT DRAINAGE EASEMENT

PROPOSED TEMPORARY GRADING AND CONSTRUCTION EASEMENT

8" WATERLINE SERVICE TO SITE PER. CITY PLANS

10" WATERLINE SERICE TO SITE, PER. CITY PLANS

10" WATERLINE SERVICE TO SITE, PER. CITY PLANS

8" WATERLINE PER. CITY PLANS

8" SANITARY SEWER SERVICE TO A PORTION OF THIS SITE PER. CITY PLANS

8" SANITARY SEWER LINE PER. CITY PLANS

8" SANITARY SEWER LINE PER. CITY PLANS

SANITARY SEWER SERVICE FOR THIS AREA OF THE SITE WILL NEED TO BE CREATED FROM THE EXISTING 30" SANITARY SEWER LINE LYING NORTH OF JAMES McKNIGHT PARK EAST.

RIGHT-OF-WAY EXPANSION FOR EAST BROAD STREET CC No. 20857961 D.R.T.C.T.

POINT OF BEGINNING

BARBED WIRE FENCE

CHAIN LINK FENCE

OVERHEAD ELECTRIC

CONCRETE

ASPHALT

CONCRETE SIDEWALK

CONCRETE CURB

UNDERGROUND TELEPHONE LINE

POWER POLE

GUY WIRE

WATER VALVES

WATER METER

FIRE HYDRANT

TELEPHONE MANHOLE

TELEPHONE VAULT

STORM DRAIN MANHOLE

INLET

HIGHWAY SIGN

SPEED LIMIT SIGN 40 MPH

WATER VALVE TEXAS DEPARTMENT OF TRANSPORTATION MONUMENT FOUND

42" WATER LINE CATHODIC PROTECTION

42"WATER LINE PER.CITY PLANS

WATER LINE BLOWOFF VALVE

CATHODIC PROTECTION

GAS VALVE

POSSIBLE UNDERGROUND PROPANE TANK

UTILITY EASEMENT CC No.0209105488 D.R.T.C.T.

PERMANENT 20' WIDE WATERLINE EASEMENT C.C. No. D205058509, D.R.T.C.T.

1/2" IRON ROD FOUND MARKED BRITTAIN & CRAWFORD

1/2" IRON ROD FOUND MARKED 'AW'

1/2" IRON ROD'S FOUND MARKED BRITTAIN & CRAWFORD

15'X 15' DRAINAGE EASEMENT VOL. 12927, PG. 345 D.R.T.C.T.

10' X 30' DRAINAGE EASEMENT VOL. 12927, PG. 343 D.R.T.C.T.

3'X 7' RCP CULVERT

MAIN ELECTRIC & TELEPHONE SERVICE TO SITE

U/G TELEPHONE SIGN

DRIVED ENTRANCE

FENCE POST FOUND

ZONING NOTES

The majority of the tract of land shown hereon is zoned PD, Planned Development District, and a smaller portion of the tract of land shown hereon is zoned PR, Pre-Development District.

PD, Planned Development District Regulations

This district is intended to accommodate unified design of residential, commercial, office, professional services, retail and institutional uses and facilities or combinations thereof in accordance with an approved comprehensive development plan. This district is designed to permit flexibility and encourage a more creative, efficient and aesthetically desirable design and placement of buildings, open spaces, circulation patterns and parking facilities in order to best utilize special site features of topography, size or shape.

Uses permitted in a PD, Planned Development District, are set forth in Section 4400.

PR, Pre-Development District Regulations

To identify areas that will ultimately be developed for residential, commercial or industrial purposes. This zoning classification does not infer any specific indication of future land uses other than its projection for some form of residential, commercial or industrial development. The actual zoning classification for properties in these areas will be converted to a residential, commercial or industrial zoning district classification at the initiation of the development process by a properly filed zoning change request to be evaluated in conformance with the City's Zoning Ordinance. The zoning classification will be determined based upon normal zoning change review criteria to include the City's then current Land Use Plan, Thoroughfare Plan, and the developer's projected uses.

Uses permitted in the PR District shall be the same as those permitted in the SF-12/22 District.

EASEMENT NOTES

REGARDING EASEMENTS IDENTIFIED ON SCHEDULE B OF CHICAGO TITLE INSURANCE COMPANY, GF NO. CTBW43-8000341500450-DM, EFFECTIVE DATE: SEPTEMBER 23, 2015, ISSUED DATE: OCTOBER 5, 2015.

CHICAGO TITLE INSURANCE COMPANY
ITEM NO, 10

h. PERMANENT DRAINAGE EASEMENT RECORDED IN VOLUME 12927, PAGE 343 OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS, AFFECTS THE TRACT OF LAND SHOWN HEREON, AND IS SHOWN ON THE SURVEY.

i. PERMANENT DRAINAGE EASEMENT RECORDED IN VOLUME 12927, PAGE 345 OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS, AFFECTS THE TRACT OF LAND SHOWN HEREON, AND IS SHOWN ON THE SURVEY.

l. PERMANENT 20' WIDE UTILITY EASEMENT, RECORDED IN COUNTY CLERK'S FILE No. D205058509 OF THE DEED RECORDS OF TARRANT COUNT, TEXAS, AFFECTS THE TRACT OF LAND SHOWN HEREON, AND IS SHOWN ON THE SURVEY.

n. EASEMENT TO THE CITY OF MANSFIELD, RECORDED UNDER CLERK'S FILE No, D209106488, REAL PROPERTY RECORDS, TARRANT COUNTY, TEXAS, AFFECTS THE TRACT OF LAND SHOWN HEREON, AND IS SHOWN ON THE SURVEY.

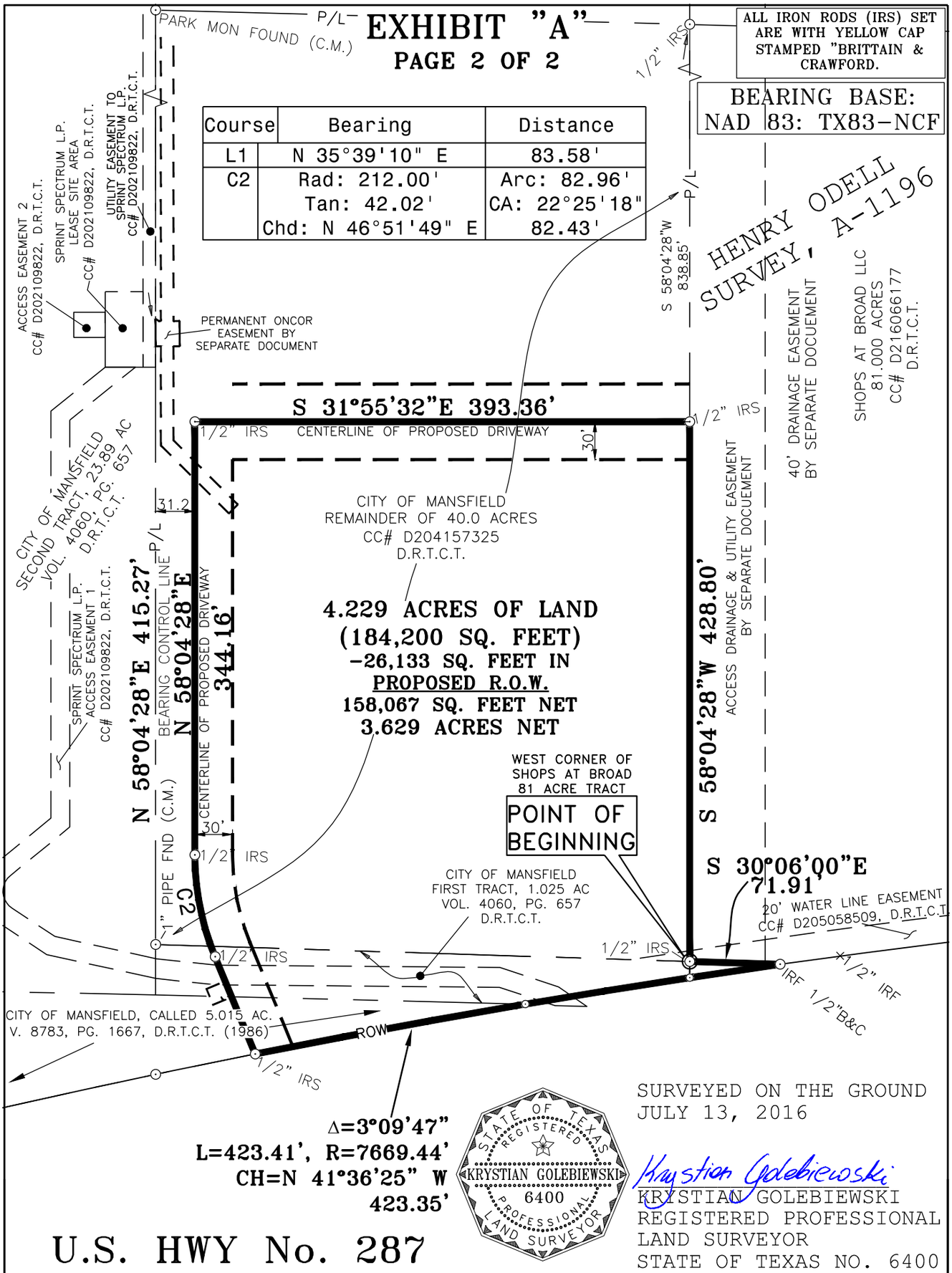
LEGEND
LS= LIGHT STANDARD
WV= WATER VALVE

NORTH

SCALE 1" = 100'
0 100' 200' 300'

ALTA / ASCM LAND TITLE SURVEY
OF
85.992 ACRES OF LAND
LOCATED IN THE
HENRY ODELL SURVEY
ABSTRACT No. 1196
CITY OF MANSFIELD, TARRANT COUNTY, TEXAS

(DOC) H:\23-BACKUP-8-19-14\MANBLD\81ASCRES\80-992-ACRES-ODELL-SURVEY-10-27-2015.DWG SE# 953



MANSFIELD TEXAS

FIELDHOUSE PARK PROJECT
CITY OF MANSFIELD, TARRANT COUNTY, TEXAS

BRITTAIN & CRAWFORD
LAND SURVEYING & TOPOGRAPHIC MAPPING
(817) 926-0211 – METRO (817) 429-5112
FAX No. (817) 926-9347
P.O. BOX 11374 * 3908 SOUTH FREEWAY
FORT WORTH, TEXAS 76110
EMAIL: admin@brittain-crawford.com
WEBSITE: www.brittain-crawford.com

BOUNDARY SURVEY MAP OF 4.229 ACRES OF LAND

LOCATED IN THE HENRY ODELL SURVEY, ABSTRACT No. 1196
MANSFIELD, TARRANT COUNTY, TX

NORTH

SCALE 1"=100'

200' 100' 0

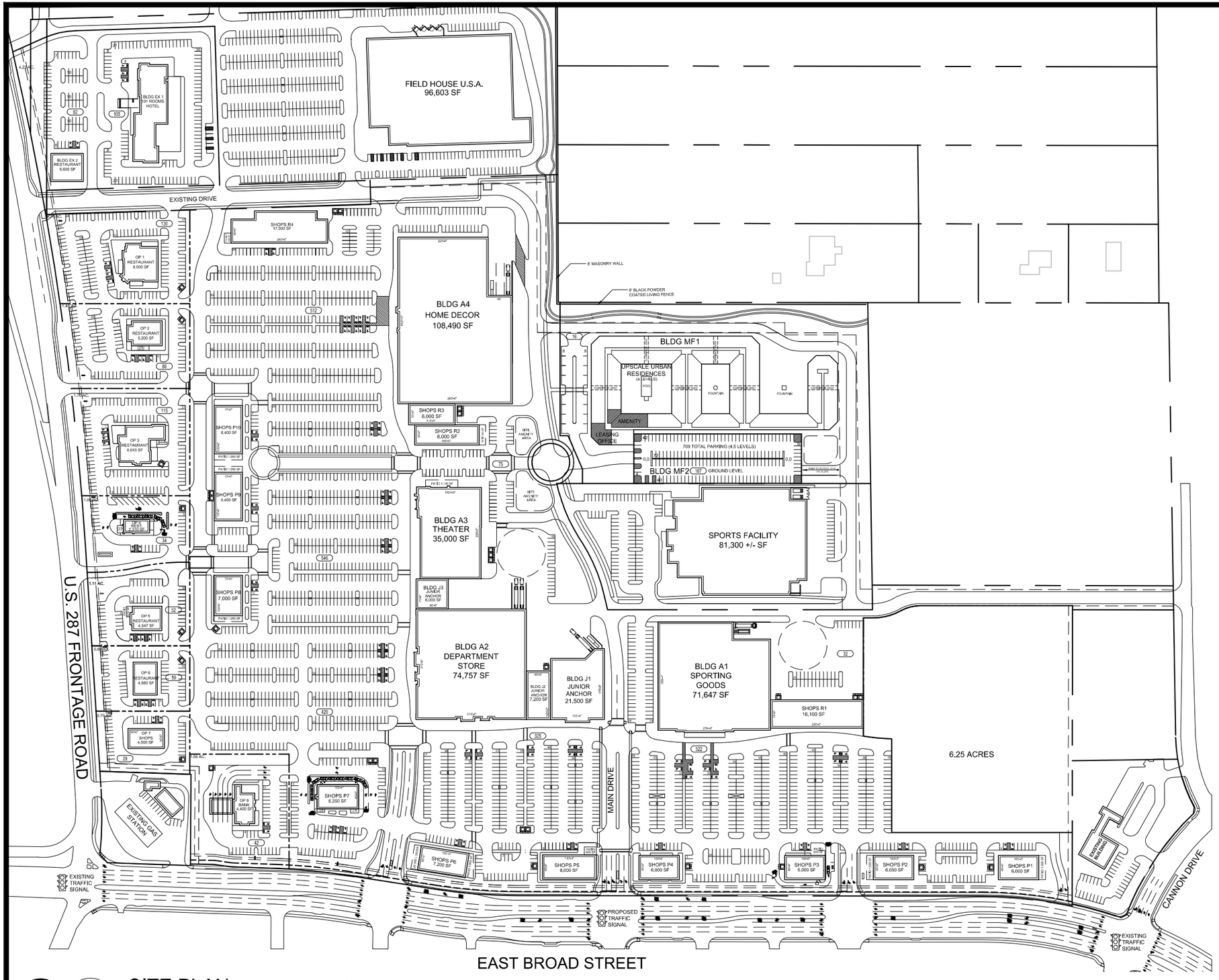
(K.G.) G:\KRYSTIAN\PROJECTS\McKNIGHT EAST\BNDRY ODELL-2.dwg

GEYER MORRIS COMPANY

SHOPS AT BROAD STREET

MANSFIELD, TEXAS
CONCEPT RENDERING

PHILLIPS



N

1
SP-29.3

SITE PLAN

SCALE: 1" = 250'

0' 125' 250' 500'

REVISED SITE PLAN

PROJECT DATA OVERALL

RETAIL BUILDINGS

SPORTING GOODS STORE (BLDG A1)	71,647	SF
DEPARTMENT STORE (BLDG A2)	74,757	SF
CINEMA (BLDG A3)	35,000	SF
HOME DECOR (BLDG A4)	108,490	SF
JUNIOR ANCHORS (BLDG J1-J3)	34,700	SF
SHOPS (INLINE, BLDG R1-R4)	37,600	SF
SHOPS (POD, BLDG P1-P10)	36,300	SF
RESTAURANT (NOT INCLUDING 10,030 SF OF PATIO)	42,950	SF
TOTAL PROJECT AREA	441,444	SF

RETAIL PARKING

ANCHOR PARKING REQ'D (3.3/1000 SF)	842	SPACES
CINEMA PARKING REQ'D (1 PER 4 SEATS)	221	SPACES
JR. ANCHOR PARKING REQ'D (3.3/1000 SF)	115	SPACES
SHOPS PARKING REQ'D (3.3/1000 SF)	244	SPACES
RESTAURANT (10.0/1000 SF)	430	SPACES
RESTAURANT PATIO PARKING (10.0/1000SF)	101	SPACES
TOTAL PARKING REQUIRED	1,953	SPACES
TOTAL PARKING PROVIDED	2,433	SPACES
PARKING RATIO PROVIDED	5.51	/1,000 SF

OUTPARCELS

	ACREAGE	SQUARE FOOTAGE	PARKING COUNT	PARKING RATIO
OP 1 (REST.)	1.76 AC.	8,000 SF.	130	16.3 /1000
OP 2 (REST.)	1.48 AC.	5,200 SF.	86	16.5 /1000
OP 3 (REST.)	1.70 AC.	8,640 SF.	115	13.3 /1000
OP 4 (REST.)	1.06 AC.	2,310 SF.	34	14.7 /1000
OP 5 (REST.)	1.11 AC.	4,547 SF.	52	11.4 /1000
OP 6 (REST.)	0.88 AC.	5,000 SF.	50	10.0 /1000
OP 7 (RETAIL)	0.79 AC.	4,500 SF.	29	6.4 /1000
OP 8 (BANK)	1.56 AC.	4,400 SF.	42	9.5 /1000

	ACREAGE	SQUARE FOOTAGE / UNIT COUNT	PARKING COUNT	PARKING RATIO
EX 1 (HOTEL)	4.23 AC.	101 UN.	105	1.0 /UNIT
(REST)		5,600 SF.	62	11.1 /1000

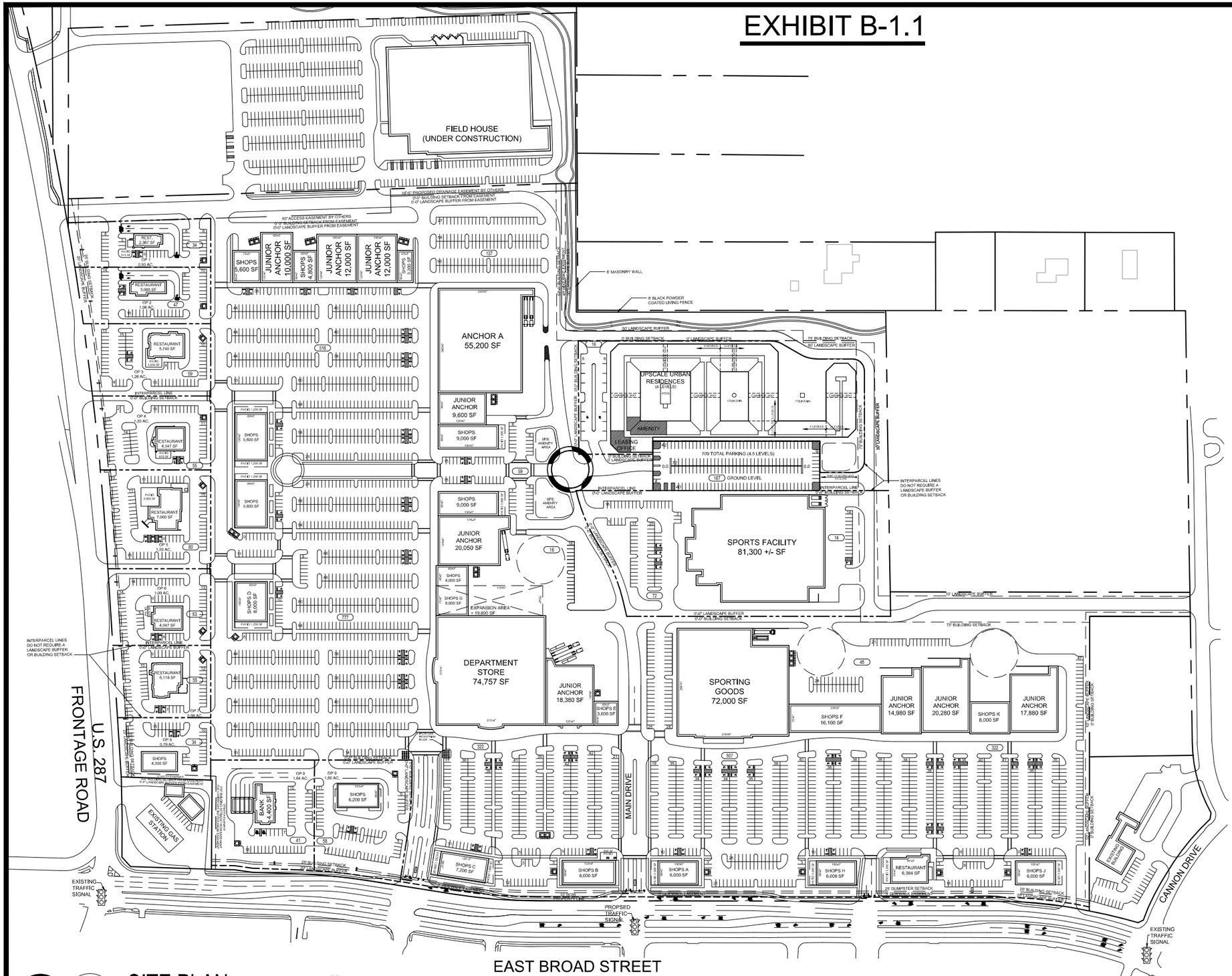
PROJECT
1540715
SHOPS AT BROAD
MANSFIELD, TX

VERSION
SP-29.3
KMC
2017-05-16

4849 GREENVILLE AVE, STE 1375. DALLAS, TX 75206. 214-458-4808

PHILLIPS

EXHIBIT B-1.1


FIELD HOUSE
(UNDER CONSTRUCTION)
ANCHOR A
55,200 SF
JUNIOR ANCHOR
9,600 SF
SHOPS
9,000 SF
JUNIOR ANCHOR
20,050 SF
SHOPS
4,000 SF
SHOPS G
6,000 SF
EXPANSION AREA
= 19,800 SF
DEPARTMENT STORE
74,757 SF
JUNIOR ANCHOR
18,380 SF
SHOPS E
3,600 SF
SPORTS FACILITY
81,300 +/- SF
SPORTING GOODS
72,000 SF
JUNIOR ANCHOR
14,980 SF
JUNIOR ANCHOR
20,280 SF
SHOPS F
16,100 SF
SHOPS K
8,000 SF
JUNIOR ANCHOR
17,880 SF
UPSCALE URBAN RESIDENCES
(4 LEVELS)
AMENITY
LEASING OFFICE
709 TOTAL PARKING (4.5 LEVELS)
187 GROUND LEVEL
SHOPS
5,600 SF
JUNIOR ANCHOR
10,000 SF
SHOPS
4,800 SF
JUNIOR ANCHOR
12,000 SF
JUNIOR ANCHOR
12,000 SF
SHOPS
3,600 SF
REST.
2,367 SF
RESTAURANT
3,085 SF
RESTAURANT
5,740 SF
RESTAURANT
4,547 SF
RESTAURANT
7,000 SF
RESTAURANT
6,118 SF
SHOPS
4,500 SF
SHOPS
9,600 SF
SHOPS
9,600 SF
SHOPS D
8,000 SF
SHOPS C
7,200 SF
SHOPS B
8,000 SF
SHOPS A
6,000 SF
SHOPS H
6,000 SF
RESTAURANT
6,384 SF
SHOPS J
6,000 SF
SHOPS
6,200 SF
BANK
4,400 SF
EXISTING GAS STATION
MAIN DRIVE
U.S. 287
FRONTAGE ROAD
CANNON DRIVE
EAST BROAD STREET
EXISTING TRAFFIC SIGNAL
PROPOSED TRAFFIC SIGNAL
INTERPARCEL LINES DO NOT REQUIRE A LANDSCAPE BUFFER OR BUILDING SETBACK
8' MASONRY WALL
8' BLACK POWDER COATED LIVING FENCE
50' LANDSCAPE BUFFER
75' BUILDING SETBACK
25' LANDSCAPE BUFFER
60' ACCESS EASEMENT BY OTHERS
(50' BUILDING SETBACK FROM EASEMENT
(0'-50' LANDSCAPE BUFFER FROM EASEMENT
80' PROPOSED DRAINAGE EASEMENT BY OTHERS
(50' BUILDING SETBACK FROM EASEMENT
0'-50' LANDSCAPE BUFFER FROM EASEMENT
0'-25' LANDSCAPE BUFFER
0'-50' BUILDING SETBACK
0'-25' LANDSCAPE BUFFER
0'-50' BUILDING SETBACK
0'-25' LANDSCAPE BUFFER
25' BUILDING SETBACK
0'-25' LANDSCAPE BUFFER
25' DUMPSTER SETBACK
25' BUILDING SETBACK
0'-25' LANDSCAPE BUFFER
0' LANDSCAPE BUFFER
0'-25' LANDSCAPE BUFFER
0'-50' BUILDING SETBACK

GEYER MORRIS COMPANY

Shops at Broad Street

Mansfield, Texas
Site Plan

PHILLIPS

GEYER MORRIS COMPANY

SHOPS AT BROAD STREET

MANSFIELD, TEXAS
CONCEPT RENDERING

PHILLIPS

GEYER MORRIS COMPANY

SHOPS AT BROAD STREET

MANSFIELD, TEXAS
CONCEPT RENDERING

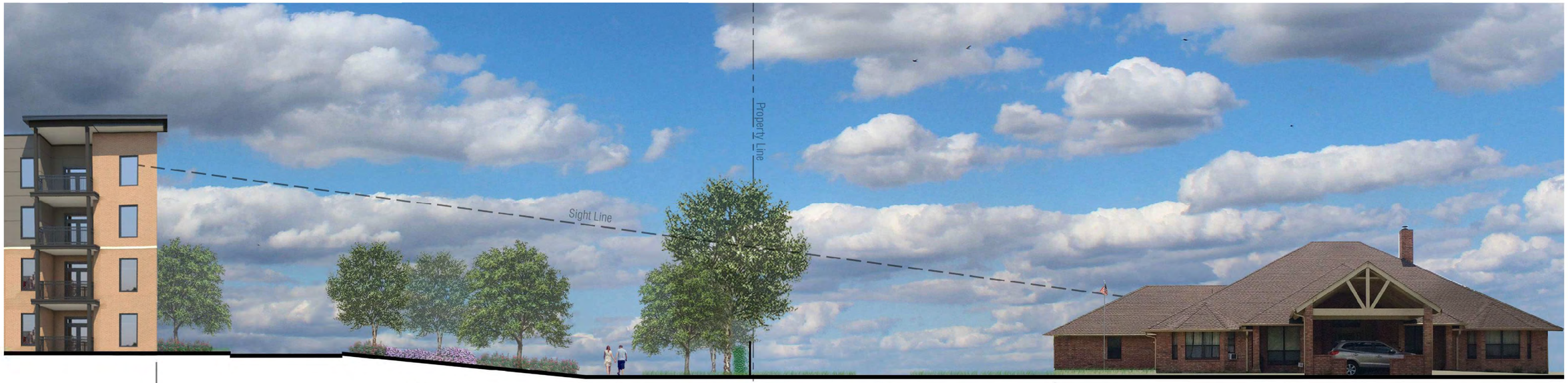
PHILLIPS

BATH
BOOKS
ELECTRONICS
MATTRESS

SPORTCENTER

SPORTCENTER

EAT
DELICIOUS
SCRUMPTIOUS
TASTY
FLAVORFUL
FOOD



Mansfield Multi-Family - Section

Mansfield, TX

Kimley»Horn

August 8th, 2016

Mansfield Multi-Family - Site Render

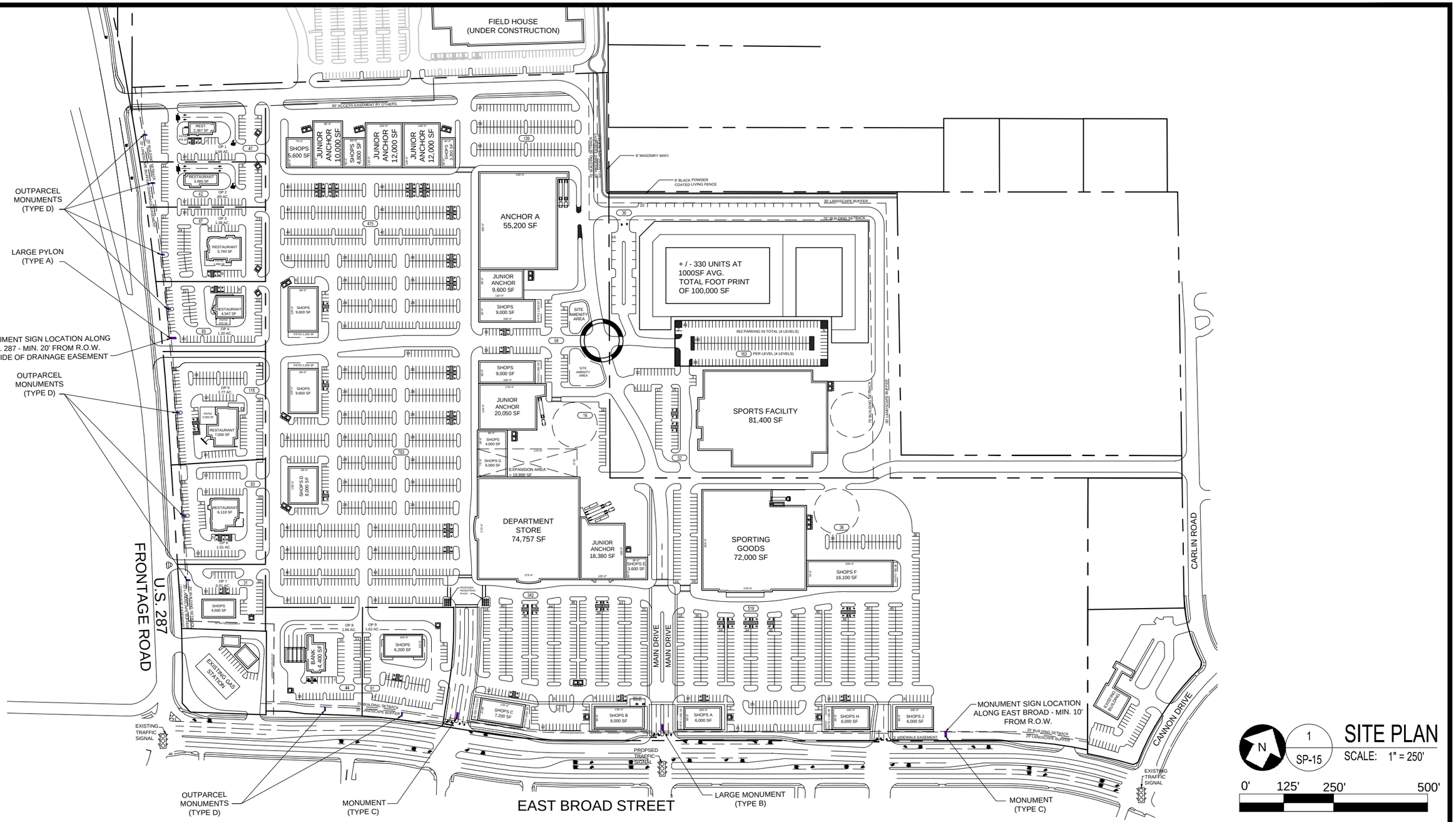
Mansfield, TX

Kimley»Horn

August 8th, 2016

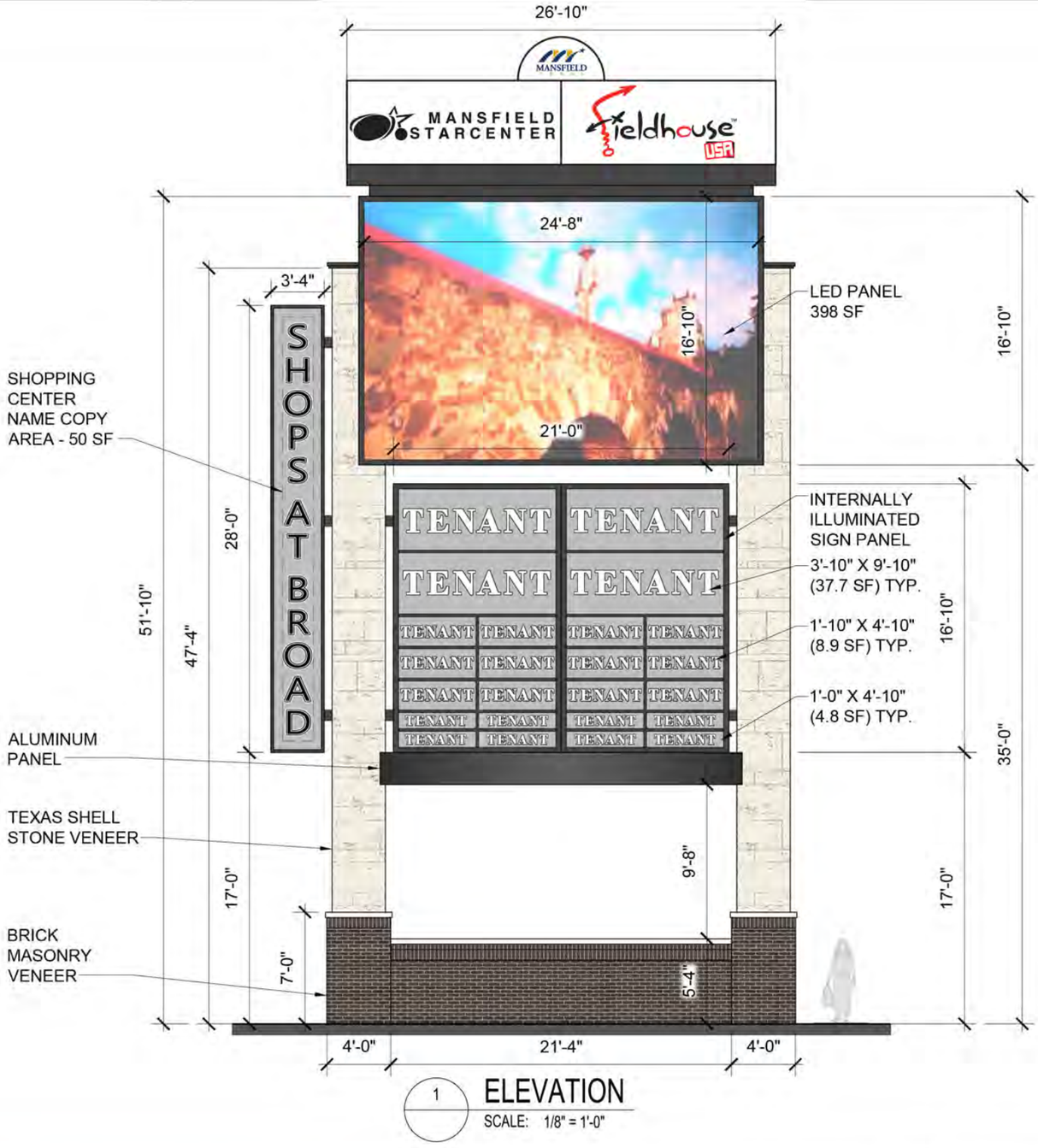
Kimley»Horn

August 8th, 2016



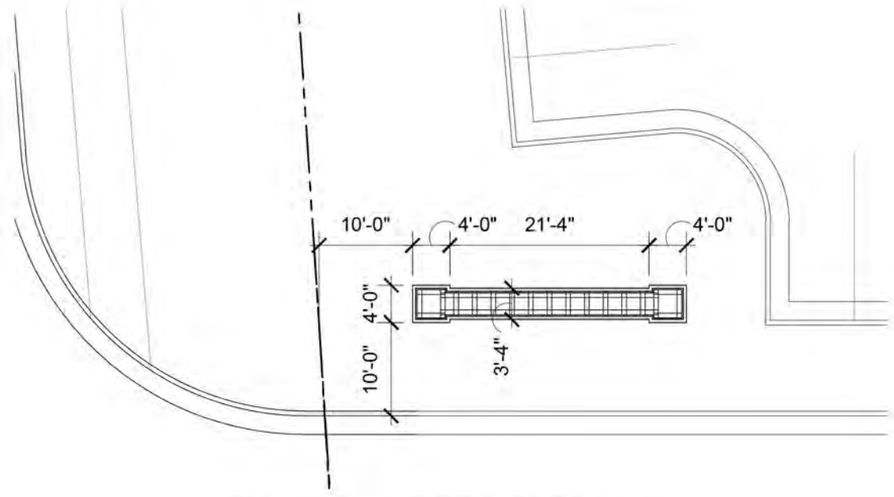
CLIENT	PROJECT	JOB NUMBER	BY
GEYER MORRIS COMPANY 4849 GREENVILLE AVE, STE 1375. DALLAS, TX 75206. 214-458-4808	**SHOPS @ BROAD STREET** **MANSFIELD, TX**	1540715	KMC
		DATE 06.27.16	DRAWING EXHIBIT C SP-15_SIGNAGE ZC # 16 - 008

PHILLIPS architects + engineers
THE PALISADES
5901 PEACHTREE DUNWOODY RD.
BUILDING A, SUITE 450
ATLANTA, GA 30328
770.394.1616



1 ELEVATION
SCALE: 1/8" = 1'-0"

2 KEY PLAN
SCALE: 1" = 750'



N 3 LOCATION PLAN
SCALE: 1/16" = 1'-0"

CLIENT
GEYER MORRIS COMPANY
4849 GREENVILLE AVE, STE 1375. DALLAS, TX 75206. 214-458-4808

PROJECT
SHOPS @ BROAD STREET
MANSFIELD, TX

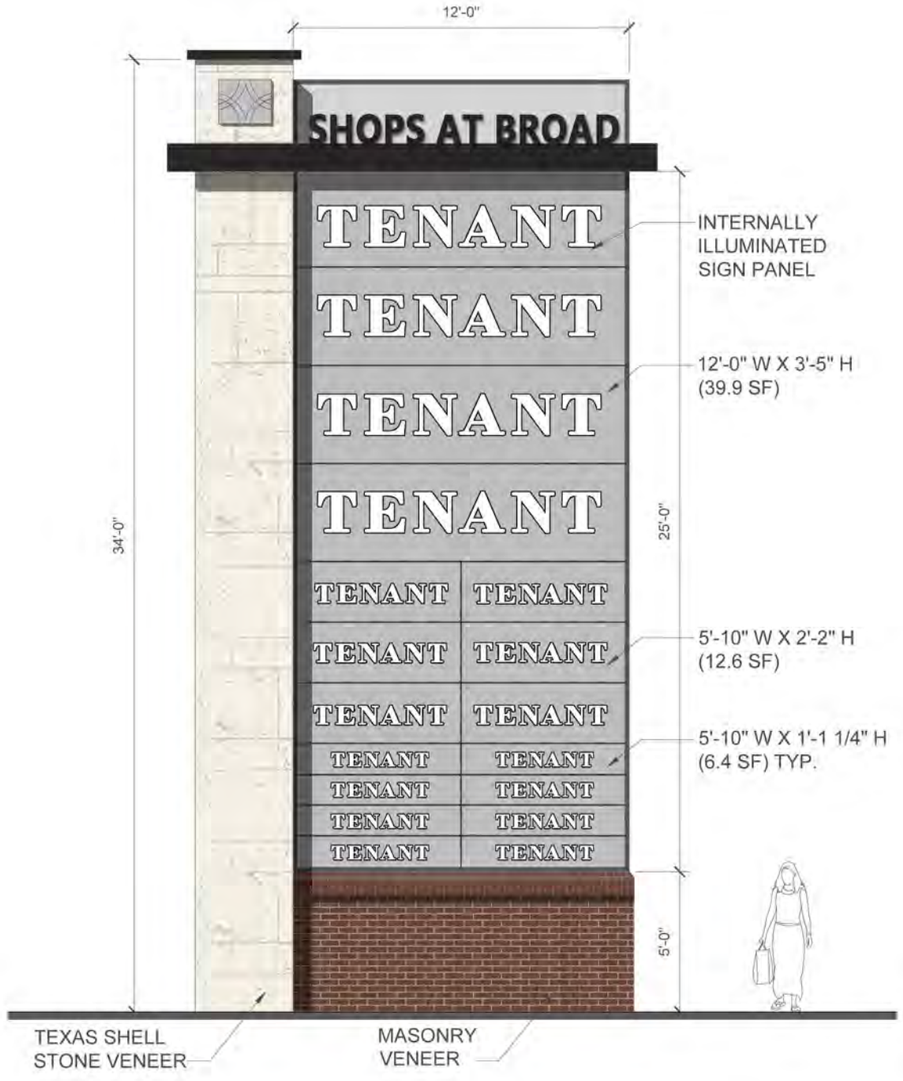
JOB NUMBER
1540715

BY
ANB/MJM/BAR

DATE
11/21/16

DRAWING
MONUMENT SIGN ELEVATIONS

PHILLIPS
architects + engineers
THE PALISADES
5901 PEACHTREE DUNWOODY RD.
BUILDING A, SUITE 450
ATLANTA, GA 30328
770.394.1616



TYPE A - MONUMENT SIGN (300 SF)

0 1' 2' 4'

TYPE B - MONUMENT SIGN (162 SF)

0 1' 2' 4'

CLIENT

GEYER MORRIS COMPANY

4849 GREENVILLE AVE, STE 1375. DALLAS, TX 75206. 214-458-4808

PROJECT

SHOPS @ BROAD STREET

MANSFIELD, TX

JOB NUMBER
1540715

DATE
06.27.2016

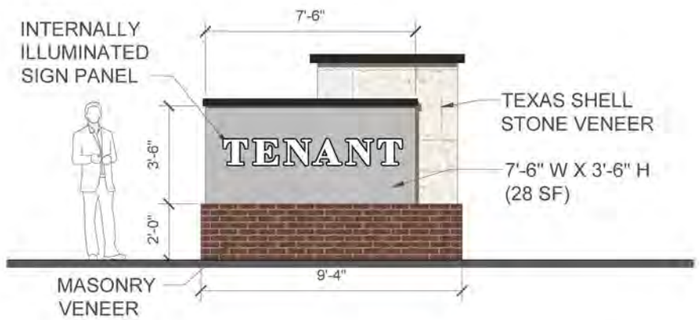
BY
NV/KMC

DRAWING
EXHIBIT C
MONUMENT SIGNAGE
ZC # 16 - 008

PHILLIPS
architects + engineers
THE PALISADES
5901 PEACHTREE DUNWOODY RD.
BUILDING A, SUITE 450
ATLANTA, GA 30328
770.394.1616

TYPE C - MONUMENT SIGN (120 SF)

0 1' 2' 4'



TYPE D - OUTPARCEL SIGN (30 SF)

0 1' 2' 4'

CLIENT

GEYER MORRIS COMPANY

4849 GREENVILLE AVE, STE 1375. DALLAS, TX 75206. 214-458-4808

PROJECT

SHOPS @ BROAD STREET

MANSFIELD, TX

JOB NUMBER
1540715

BY
NV/KMC

DATE
06.27.2016

DRAWING
EXHIBIT C
MONUMENT SIGNAGE
ZC # 16 - 008

PHILLIPS
architects + engineers
THE PALISADES
5901 PEACHTREE DUNWOODY RD.
BUILDING A, SUITE 450
ATLANTA, GA 30328
770.394.1616

ZC#16-008

EXHIBIT "D"

SHOPS AT BROAD PLANNED DEVELOPMENT

DEVELOPMENT STANDARDS AND REGULATIONS

1. Applicability. These Development Standards and Regulations (the "Development Standards") shall apply to all development in the Shops at Broad Planned Development (the "Shops at Broad PD"), as further legally described in Exhibit "A".

2. Permitted Uses. Uses permitted in the Shops at Broad Street PD shall be the following:

    a) Uses permitted in C-2;

    b) Eating Places with Drive-Through Service by right

    c) Multi-family Dwelling uses, Apartments, and their accessory uses; and,

    d) Sports facilities and their accessory uses.

    e) Trailer sales as a secondary use for a sporting goods store.

    f) Movie Theatres and Movie Houses

    g) Housing of Animals as a secondary use for pet store

3. Uses Requiring Specific Use Permit. Uses requiring an SUP shall require an SUP in this planned development district except as permitted in Section 2 above.

4. Development Plan.

    a) A Development Plan and a Master Sign Plan are attached hereto, respectively, as Exhibit "B" Site Plan and Exhibit "C" Master Sign Plan (collectively the "Development Plan") for the following sole purposes:

        i. To establish all setbacks and buffers for the Property in the locations identified on the Development Plan;
        ii. To establish driveway curb cuts along Broad Street with full median openings as indicated on the Development Plan;
        iii. To identify development tracts; and,
        iv. To set forth a general plan of development for Tract 2, as defined herein.

    b) The locations of structures on Tract 1, as defined herein, are only illustrative in nature. Structures may be located anywhere within Tract 1 provided such

locations comply with the design standards set forth in the C-2 District, defined on Exhibit "F" or as modified herein. Approval of a building permit or plat for any development in Tract 1 shall not require approval of a development plan other than a site plan typically required for building permit review.

c) Development of Tracts 2 and 3 shall be subject to future detailed site plan approval by the City Council.

5. Development Tracts. For purposes of this planned development, the Property is divided into two development tracts as shown on the Development Plan.

a) "Tract 1" consists of approximately 67 acres and is intended to develop as a commercial/retail development in accordance with the C-2 development standards, as amended herein.

b) "Tract 2" consists of approximately 14 acres and is intended for the development of a sports facility use and multi-family residential use.

c) ""Tract 3" consists of approximately 4.2 acres located between U.S. 287 and Fieldhouse USA and is intended for commercial/retail development in accordance with the C-2 development standards, as amended herein.

6. Area, Height and Setback Regulations.

a) Area, Height and Setback regulations for nonresidential uses shall be those required for development in the C-2 Community Business District as set forth in Article 3. Section 4500 of the City of Mansfield Zoning Ordinance, except that setbacks provided on the Development Plan shall control in the identified locations.

b) Area and Setback regulations for residential uses shall be those set forth on the Development Plan. The maximum height for Multi-family Dwelling and parking structures shall be 65 feet.

c) Setbacks along public streets shall be measured from right-of-way lines existing as of the date of approval of this planned development.

7. Density.

a) The maximum density for nonresidential uses shall be in accordance with the C-2 Community Business District regulations and as otherwise provided on the Development Plan.

b) The maximum total number of multi-family residential units is 330 with one-bedroom units comprising at least 65% of the total number of units and three-bedroom or larger units comprising no more than 5% of the total number of units.

8. Community Design Standards. Community design standards shall be those required for development in the C-2 Community Business District as set forth in Article 4, Section 4600 of the City of Mansfield Zoning Ordinance except as otherwise amended herein.

9. Off-Street Parking and Loading Standards. Off-street parking and loading standards shall be those required for development in the C-2 Community Business District as set forth in Article 7. Section 7200 of the City of Mansfield Zoning Ordinance for the following exceptions and those as defined in Exhibit "F":

    a) The parking requirement for multifamily uses shall be a minimum of 1.5 spaces per unit.

10. Landscaping and Screening Standards. Landscaping and screening standards shall be those required for development in the C-2 Community Business District for Tracts 1, 2 and 3 and MF, Multi-Family Residential District for Tract 2 only as set forth in Article 7. Section 7300 of the City of Mansfield Zoning Ordinance.

11. Additional Landscaping and Screening Standards

    a) The existing tree line and undergrowth within the landscape buffer along the north side of Tract 2 adjacent to the proposed multi-family use as shown on Exhibit "B" shall be preserved except for the area needed for drainage improvements (e.g. drainage channel improvements, outfall, etc.) and a hike and bike trail. In the event of loss of trees within the landscape buffer due to natural causes, safety precautions, or other means beyond the control of the owner of Tract 2, owner of Tract 2 shall replace the lost trees on a cumulative caliper-per-caliper inch basis within the landscape buffer. For example purposes, if a 12-inch tree dies, the owner of tract must replace the 12-inch tree in any combination of trees cumulatively adding up to 12-inches (4, 3-inch trees, 3, 4-inch trees, etc.)

    b) Setbacks for landscaping shall be provided as set forth on the Development Plan.

    c) Enhanced landscaping consisting of shade trees, ornamental trees and shrubs measuring 6-feet at maturity, shall be planted along landscape strips adjacent to service drives and loading and unloading areas at the rear of buildings on Tract 1 where such areas are in view from adjacent properties.

12. Sign Standards. Sign standards shall be those required for development in the C-2 Community Business District as set forth in Article 7. Section 7100 of the City of Mansfield Zoning Ordinance except as follows: (i) signage may be provided as shown on the Master Sign Plan attached hereto as Exhibit "C" and/or as defined in Exhibit "F"; (ii) Freestanding Retail Buildings may have signage on all facades subject to the maximize size per façade set forth in Article 7. Section 7100 of the City of Mansfield Zoning Ordinance or as defined on Exhibit "C" and Exhibit "F." In the event of a conflict between the provisions of Section 7100 of the Zoning Ordinance, Exhibit "F" and the Master Sign Plan, the least restrictive requirement shall control.

13. Elevations. Building elevations for Tract 1 included in Exhibit "E" are for illustrative purposes only to define general design intent and may be modified provided such modifications are either in compliance with the design concept as graphically described and further defined in Exhibit "F" or in compliance with the C-2 District standards. Elevations for Tract 2 shall be submitted and approved by the City Council prior to the issuance of a building permit for each respective structure in Tract 2. The City Council shall not withhold approval so long as elevations for Tract 2 adhere to design intent shown on Exhibit E and further defined in Exhibit F.

14. Allowable Building Materials. In addition to the construction materials permitted in "C-2", the following construction materials are permitted:

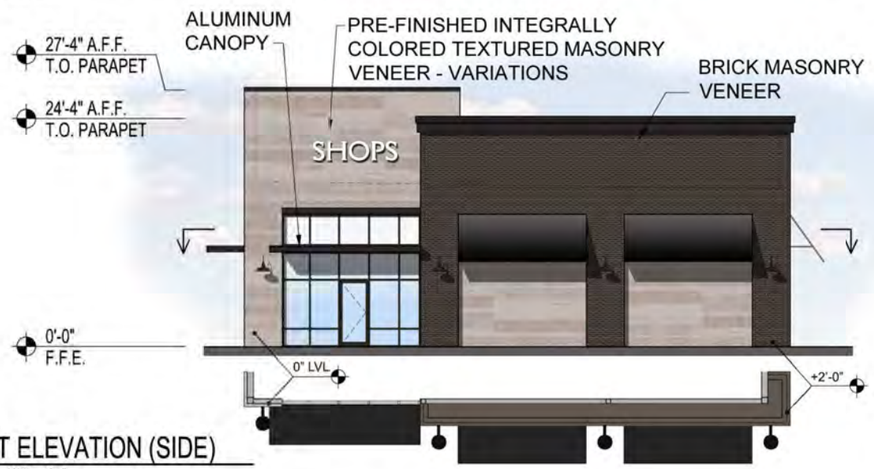
    a. Fiberglass or Plastic Panels (no more than 40% of a façade);

    b. Corrugated, ribbed or standing seam metal panels;

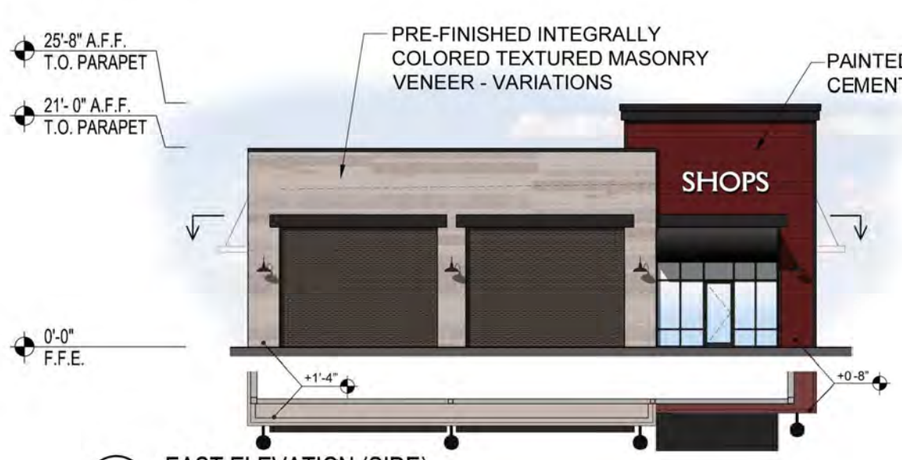
    c. Reflective Glass with reflectance percentage not to exceed 35 percent.

15. Other Development Standards/Regulations. All development standards and regulations not specifically set forth herein shall be those required for development in the C-2 Community Business District as set forth in the relevant section of the City of Mansfield Zoning Ordinance except as otherwise amended herein. In the event of a conflict between the C-2 standards set forth in the Zoning Ordinance and the provisions of this planned development district, then the terms of this planned development district shall control.

1 AA-4.0 **NORTH ELEVATION (FRONT)**
SCALE: 1/16" = 1'-0"



2 AA-4.0 **WEST ELEVATION (SIDE)**
SCALE: 1/16" = 1'-0"



3 AA-4.0 **EAST ELEVATION (SIDE)**
SCALE: 1/16" = 1'-0"

4 AA-4.0 **SOUTH ELEVATION (REAR)**
SCALE: 1/16" = 1'-0"

GEYER MORRIS COMPANY

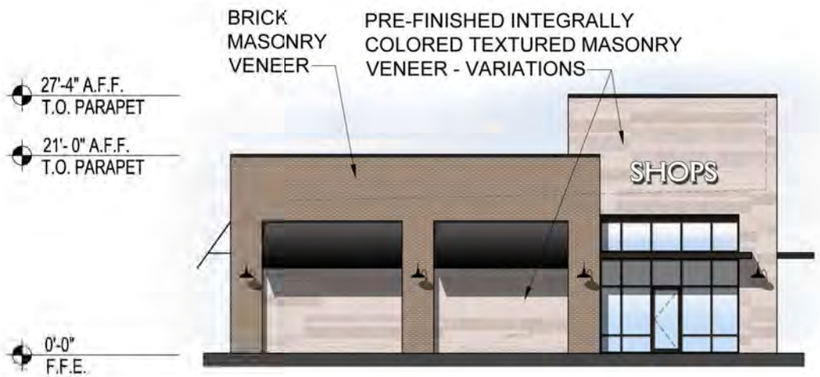
SHOPS AT BROAD STREET

MANSFIELD, TEXAS
ZC #16-008 - SHOPS A

EXHIBIT E

PHILLIPS

1 BA-4.0 NORTH ELEVATION (FRONT)
SCALE: 1/16" = 1'-0"



3 BA-4.0 WEST ELEVATION (SIDE)
SCALE: 1/16" = 1'-0"

2 BA-4.0 EAST ELEVATION (SIDE)
SCALE: 1/16" = 1'-0"

4 BA-4.0 SOUTH ELEVATION (REAR)
SCALE: 1/16" = 1'-0"

GEYER MORRIS COMPANY

SHOPS AT BROAD STREET

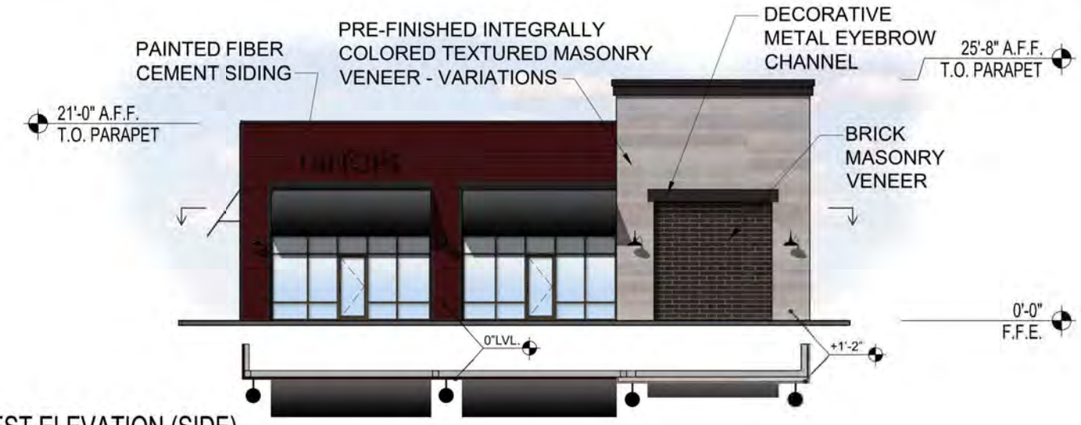
MANSFIELD, TEXAS
ZC #16-008 - SHOPS B

EXHIBIT E

PHILLIPS

1 CA-4.0 **NORTH ELEVATION (FRONT)**
SCALE: 1/16" = 1'-0"

2 CA-4.0 **EAST ELEVATION (SIDE)**
SCALE: 1/16" = 1'-0"



3 CA-4.0 **WEST ELEVATION (SIDE)**
SCALE: 1/16" = 1'-0"

4 CA-4.0 **SOUTH ELEVATION (REAR)**
SCALE: 1/16" = 1'-0"

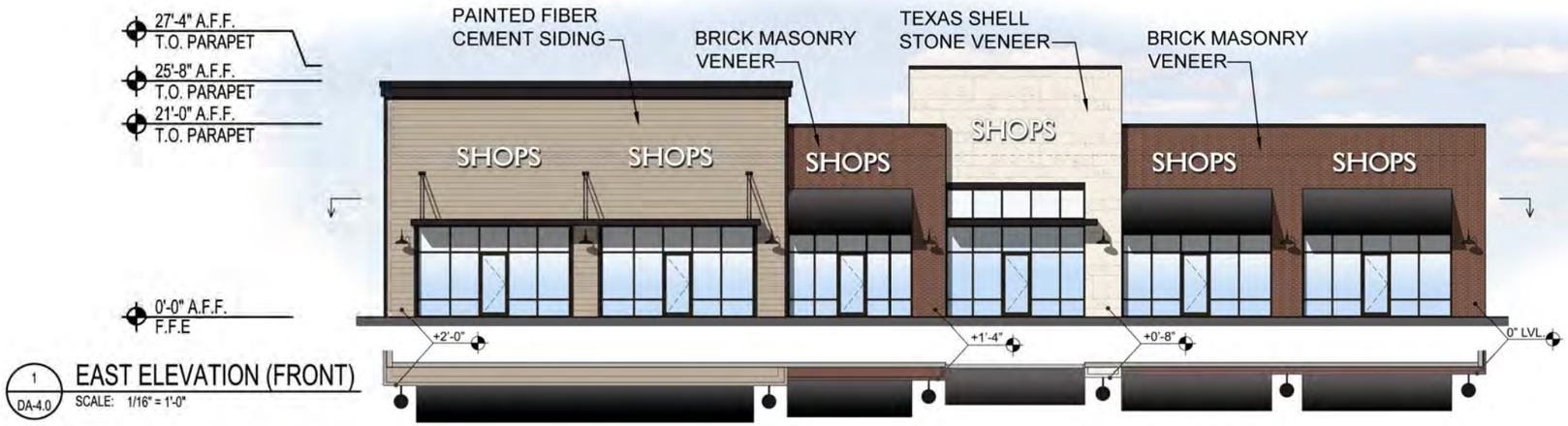
GEYER MORRIS COMPANY

SHOPS AT BROAD STREET

MANSFIELD, TEXAS
ZC #16-008 - SHOPS C

EXHIBIT E

PHILLIPS



1 DA-4.0 **EAST ELEVATION (FRONT)**
SCALE: 1/16" = 1'-0"

2 DA-4.0 **NORTH ELEVATION (SIDE)**
SCALE: 1/16" = 1'-0"

3 DA-4.0 **SOUTH ELEVATION (SIDE)**
SCALE: 1/16" = 1'-0"

4 DA-4.0 **WEST ELEVATION (REAR)**
SCALE: 1/16" = 1'-0"

GEYER MORRIS COMPANY

SHOPS AT BROAD STREET

MANSFIELD, TEXAS
ZC #16-008 - SHOPS D

EXHIBIT E

PHILLIPS

EXHIBIT "F"

DESIGN STANDARDS

1. Applicability. Development of the Property must generally comply with regulations set forth in this Exhibit "F", the "Design Standards".

2. Exterior walls of all structures, including screening walls, wing walls, columns and supports, shall consist of at least fifty (50) percent masonry construction materials. This requirement shall not apply to roofs, awnings, canopies, doors, windows, glass walls and frame assemblies thereof. The remaining fifty (50) percent of the exterior surfaces may be constructed of masonry-like construction materials or any construction materials not expressly prohibited by this exhibit.

3. All non-residential buildings with facades greater than one hundred (100') feet in length shall incorporate wall plane projections or recesses that are at least two (2) feet deep. Projections/recesses must be at least two (2) feet in length. No uninterrupted length of façade may exceed one hundred (100) feet in length.

4. All non-residential buildings with flat roof planes greater than one hundred (100') feet in length shall incorporate variations in the visual appearance in the height of the roof plane. Variations to flat roof planes may include pilasters and projected or raised features that present variations in the roof plane. No uninterrupted length of any flat roof plane may exceed eighty (80) feet in length.

5. All non-residential building facades shall include a repeating pattern of elements such as material module change, colors or textures. Repeating patterns can be expressed in the vertical or horizontal plane.

6. Outside display of goods, wares, or merchandise shall be permitted provided that the area used for outside storage must not exceed ten (10) percent of the gross floor area of the property containing the outside display.

7. "Sign Area" is defined as the imaginary area within a circle, triangle or parallelogram immediately surrounding the extreme limits of the text, representation, emblem or any figure of similar character.

8. For purposes of this planned development district, Section 7100.H.2 regarding the requirement the removal of neighborhood information signs within twenty-four (24) hours after an event displayed on the sign does not apply.

9. All signs, whether temporary or permanent, shall be located at least ten (10) feet from the right-of-way line.

10. Required parking for multifamily residential uses shall be a minimum ratio of 1.5

spaces per unit.

11. Required parking for hotel uses shall be a minimum of 1 space/room plus 5 additional employee spaces.

12. Notwithstanding section 7200B, the sports facility (i.e. StarCenter) shall be require a minimum of 250 parking spaces.

13. The parking requirement for "Eating Place with drive through service, Bar, Night Club, and Private Club" shall be 1 parking space for each 100 sf of floor area.

14. Parking area layout shall not require approval by The Director of Planning so long as the final layout conforms to the general layout as shown on The Development Plan.

15. Electrical transformers and similar equipment shall be permitted to be placed within buffer yards or landscape setbacks provided that they are not located within the required street landscape setback.

16. Metal, black powder coated fence with landscaping screening, organically attached to the fence at a height equal to the fence at maturity shall be permitted as an SW6 or SW8 wall.

17. Where drive-through lanes are situated parallel to a public street, a landscape median with a minimum width of three (3) feet (from back of curb to back of curb) may be situated parallel with the drive-through stacking lanes that are visible from the adjacent public streets.

18. All buildings designed with parapet walls or other similar architectural elements shall be constructed to screen the mechanical and other rooftop equipment from adjacent parking lots and streets. Accordingly, such parapet walls and other similar architectural elements may exceed the maximum height to achieve the required screening.

19. Landscaping shall be permitted as an acceptable material for all required ground equipment screening. The compliance of height requirements shall be determined at plant maturity and the width matching the item or equipment being screened.

20. Switch gear devices shall be screened by a hedgerow of dense evergreen shrubbery to form a visual screen using plant materials approved by the Landscape Administrator.

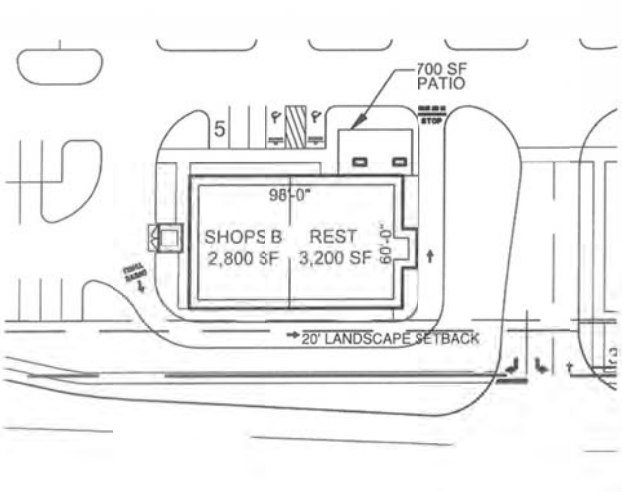
21. Trash container and storage area for refuse or material awaiting disposal or recycling shall be visually screened in accordance with the requirements in Section 7301.B of the Zoning Ordinance.

22. Paving design and specifications for internal public and private streets, driveways, parking lots and other paved areas shall be determined by developer's Civil and Geotechnical engineers.

23. All vehicular access to Multi-Family shall be as shown on the development plan.

24. No single structure shall exceed 1000’ in length.

25. Stacking lane(s) for drive-thus shall be allowed to be parallel to a public street as illustrated below.



26. There shall be a minimum of eight (8) stacking spaces within any drive-thru configuration. The building occupant’s site design shall determine the specific layout.