



CITY OF MANSFIELD

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

Meeting Agenda - Final

Planning and Zoning Commission

Monday, June 7, 2021

6:00 PM

City Hall Council Chambers

PARTICIPATION IN THIS MEETING WILL BE AVAILABLE IN PERSON OR BY VIDEO CONFERENCING. To participate by video, please register at

https://mansfieldtexas.zoom.us/webinar/register/WN_ENFgch9rT7yVPOVGZinJdQ

by 6:00 pm on Monday, June 7, 2021 or join by telephone at 1-888-788-0099 (Toll Free). When you call into the meeting, provide the Webinar ID number and password below:

Webinar ID: 934 3903 3243

Passcode: 035092

Citizen comments on any agenda item for the June 7, 2021, Planning and Zoning Commission meeting may be submitted by email at planning@mansfieldtexas.gov. All comments must be received by 12:00 noon, Monday, June 7, 2021, for presentation to the Commissioners prior to the meeting.

1. CALL TO ORDER

2. APPROVAL OF MINUTES

[21-4104](#)

Minutes - Approval of the May 17, 2021 Planning and Zoning Commission Meeting Minutes

Attachments: [Meeting Minutes 05-17-2021.pdf](#)

3. CITIZENS COMMENTS

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

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

4. CONSENT AGENDA

- [21-4110](#) SD#20-053: Final Plat of Watson Branch Phase 1 being 34.039 acres generally located north of Mouser Way, east of House Road and approximately 1,500 feet west of US 287 by Realty Capital Management, owner/developer and Grantham & Associates, Inc., engineer/surveyor

Attachments: [Location Map.pdf](#)

[Final Plat.pdf](#)

- [21-4113](#) SD#21-012: Final plat of Lot 1, Block 1, Burton Place - Mansfield on 3.007 acres located at 1100 N Hyview Road by Herbert S. Beasley Land Surveyors, L.P., surveyor; Tracy Smith and Marcus R. Burton, owners

Attachments: [Final Plat.pdf](#)

[Location Map - Burton Place.pdf](#)

5. **PUBLIC HEARINGS**

- [21-4112](#) SD#21-025: Public hearing on a replat to create Lot 1R, Block 2, Heritage Industrial Park; Brandon Davidson of Corwin Engineering, Inc. (engineer/surveyor) on behalf of Charles Nickson of Nickson Heritage Industrial LLC (owner/developer)

Attachments: [Location Map.pdf](#)

[Previously Approved Plat.pdf](#)

[Replat.pdf](#)

- [21-4111](#) ZC#21-005: Public hearing on a change of zoning from SF-7.5/16 and SF-12/22 Single-Family Residential Districts to PD Planned Development District for Single-Family Residential Uses on approximately 47.72 acres out of the Arthur Gibson Survey, Abstract No. 302; Johnson County, Texas, generally located approximately 1,650 feet east of FM 917 and approximately 2,700 feet north of Bedford Road by Ben Luedtke on behalf of M3 Ranch Development, Inc., developer and M3 Ranch Land Investment, owner

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

[Exhibits A through G.pdf](#)

6. **OTHER AGENDA ITEMS**

- [21-4114](#) SD#21-014: Final Plat of Lots 1-2, Block 1, Saenz Estates, being 3.03 acres located on the north west corner of Cordes Road and Howell Drive; Texas Surveying Inc., surveyor and Erick and Myra Saenz, owners

Attachments: [Final Plat.pdf](#)

[Location Map.pdf](#)

7. **COMMISSION ANNOUNCEMENTS**

8. STAFF ANNOUNCEMENTS**9. ADJOURNMENT OF MEETING****10. NEXT MEETING DATE: Monday, June 21, 2021**

I certify that the above agenda was posted on the bulletin board next to the main entrance of City Hall on June 3, 2021, in accordance with Chapter 551 of the Texas Government Code.

Jennifer Johnston, Development Coordinator

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

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



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STAFF REPORT

File Number: 21-4104

Agenda Date: 6/7/2021

Version: 1

Status: Approval of Minutes

In Control: Planning and Zoning Commission

File Type: Meeting Minutes

Agenda Number:

Title

Minutes - Approval of the May 17, 2021 Planning and Zoning Commission Meeting
Minutes

Description/History

The minutes of the May 17, 2021 Planning and Zoning Commission meeting are in DRAFT form and will not become effective until approved by the Board at this meeting.



CITY OF MANSFIELD

1200 E. Broad St.
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Meeting Minutes - Draft

Planning and Zoning Commission

Monday, May 17, 2021

6:00 PM

City Hall Council Chambers

This meeting was open to the public and conducted by video conferencing with access to the public.

1. CALL TO ORDER

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

Staff:

Matt Jones, Assistant City Manager

Jason Alexander, Planning Director

Jennifer Johnston, Development Coordinator

Commissioners:

Absent 1 - Michael Mainer

Present 6 - Anne Weydeck; Blake Axen; Kent Knight; Stephen Groll; Justin Gilmore and David Goodwin

2. APPROVAL OF MINUTES

[21-4085](#)

Minutes - Approval of the May 3, 2021 Planning and Zoning Commission Meeting Minutes

Commissioner Gilmore made a motion to approve the May 3, 2021 minutes as presented. Commissioner Weydeck seconded the motion which carried by the following vote:

Aye: 6 - Anne Weydeck; Blake Axen; Kent Knight; Stephen Groll; Justin Gilmore and David Goodwin

Nay: 0

Absent: 1 - Michael Mainer

Abstain: 0

3. CITIZENS COMMENTS

None

4. CONSENT ITEMS[21-4083](#)

SD#20-017: Final Plat of Lot 1, Block 1, M3 Ranch Intermediate School on 20.012 acres; LJA Surveying, Inc., surveyor; Mansfield Independent School District, owner

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

Aye: 6 - Anne Weydeck; Blake Axen; Kent Knight; Stephen Groll; Justin Gilmore and David Goodwin

Nay: 0

Absent: 1 - Michael Mainer

Abstain: 0

[21-4084](#)

SD#19-044: Final Plat of Lot 2X, Block 8, Southpointe Matlock Road Phase 3 & River Birch Drive; Graham Associates, Inc., engineer; Ruby-07-SPMTGE, LLC, owner

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

Aye: 6 - Anne Weydeck; Blake Axen; Kent Knight; Stephen Groll; Justin Gilmore and David Goodwin

Nay: 0

Absent: 1 - Michael Mainer

Abstain: 0

5. COMMISSION ANNOUNCEMENTS

Commissioner Groll stated that he will be absent from the June 7, 2021 meeting but would be available by video conferencing if a quorum is needed.

6. STAFF ANNOUNCEMENTS

Assistant City Manager Jones introduced Jason Alexander, the new Planning Director, to the commission.

7. ADJOURNMENT OF MEETING

Commissioner Goodwin made a motion to adjourn the meeting. Vice Chairman Axen seconded the motion which carried by the following vote:

Aye: 6 - Anne Weydeck; Blake Axen; Kent Knight; Stephen Groll; Justin Gilmore and David Goodwin

Nay: 0

Absent: 1 - Michael Mainer

Abstain: 0

With no further business, Chairman Knight adjourned the meeting at 6:07 p.m.

Kent Knight, Chairman

Jennifer Johnston, Development Coordinator



CITY OF MANSFIELD

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STAFF REPORT

File Number: 21-4110

Agenda Date: 6/7/2021

Version: 1

Status: Consent

In Control: Planning and Zoning Commission

File Type: Plat

Agenda Number:

Title

SD#20-053: Final Plat of Watson Branch Phase 1 being 34.039 acres generally located north of Mouser Way, east of House Road and approximately 1,500 feet west of US 287 by Realty Capital Management, owner/developer and Grantham & Associates, Inc., engineer/surveyor

Description/History

The purpose of this plat is to create 116 single-family residential lots, 5 open space lots and 1 lot for a public park. This is the first phase of the single-family residential component of the Watson Branch development.

The owner is dedicating approximately 11 acres (Lot 1X, Block 9) along Watson Branch creek to accommodate a park trail connection from FM 157 to Mouser Way. The trail will tie into a future trail system on nearby property.

The subdivision will have two points of access from Mouser Way. Watson Branch Lane, the development's main spine road, will continue through the future Phase 2 and connect to the portion of Watson Branch Lane serving the Aura and Overture apartments on FM 157. No right-of-way dedication for Mouser Way is required.

A portion of House Road that is no longer in service will be abandoned. The abandoned right-of-way will be returned to Watson Branch Phase 1 and to Mouser Electronics, owner of the property to the west.

All lots meet the minimum lot area, lot width and lot depth required by the Watson Branch PD development standards.

There are blank spaces on the plat for the recording information for the abandonment of House Road and some utility easements. The plat cannot be filed at the County until the applicant provides the recording information for the easement on the plat.

Recommendation

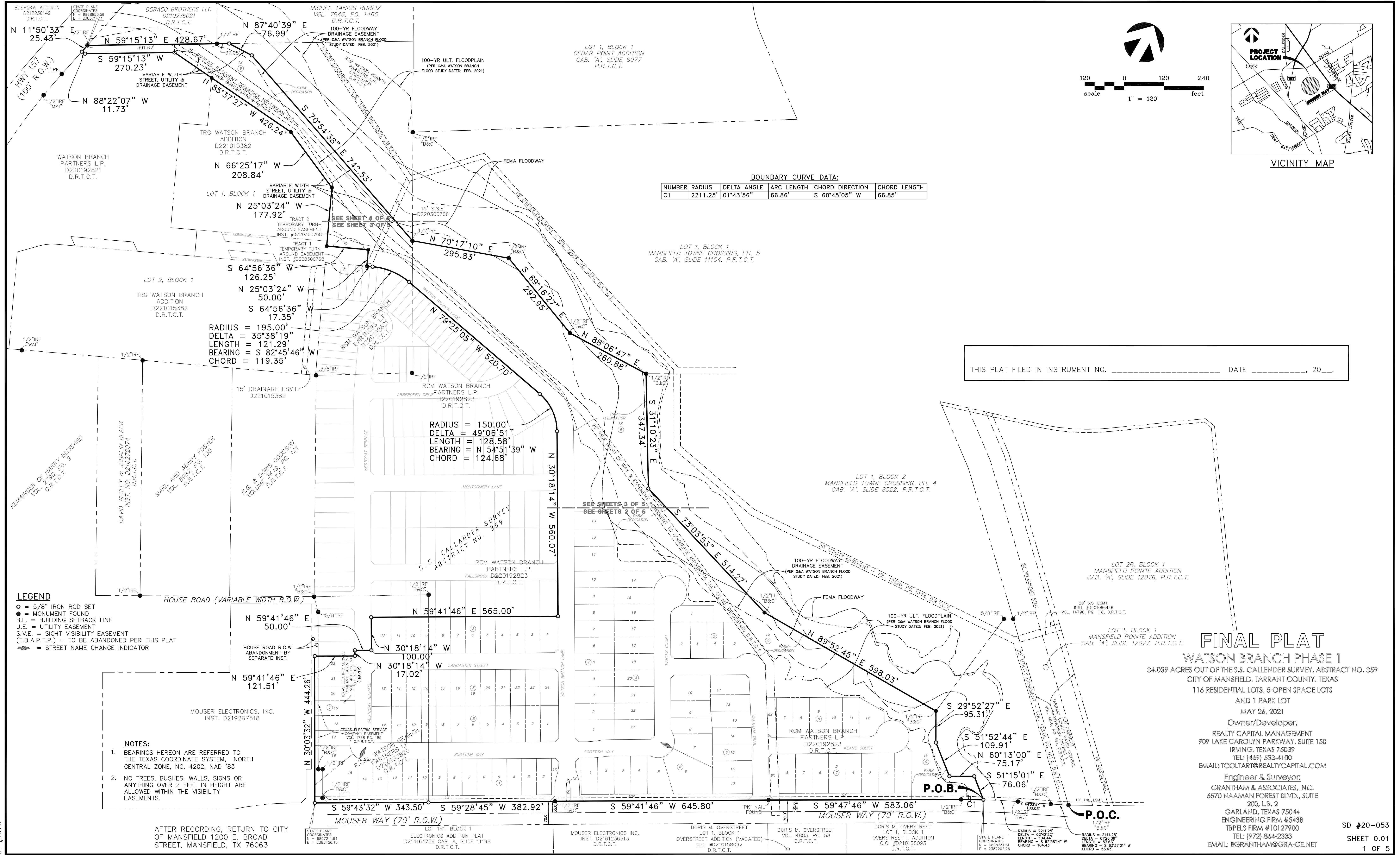
Staff recommends approval.

Attachments

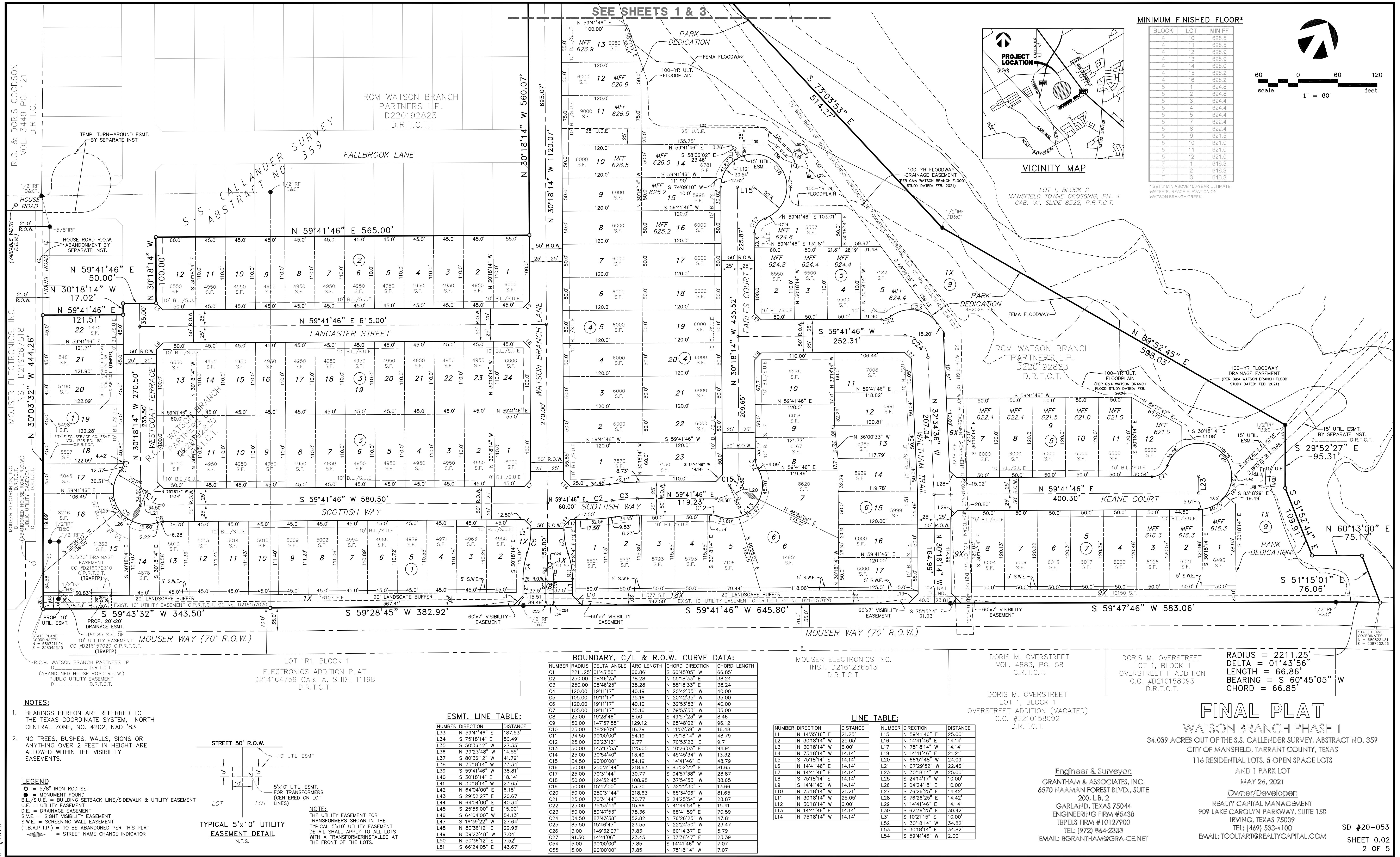
Location Map

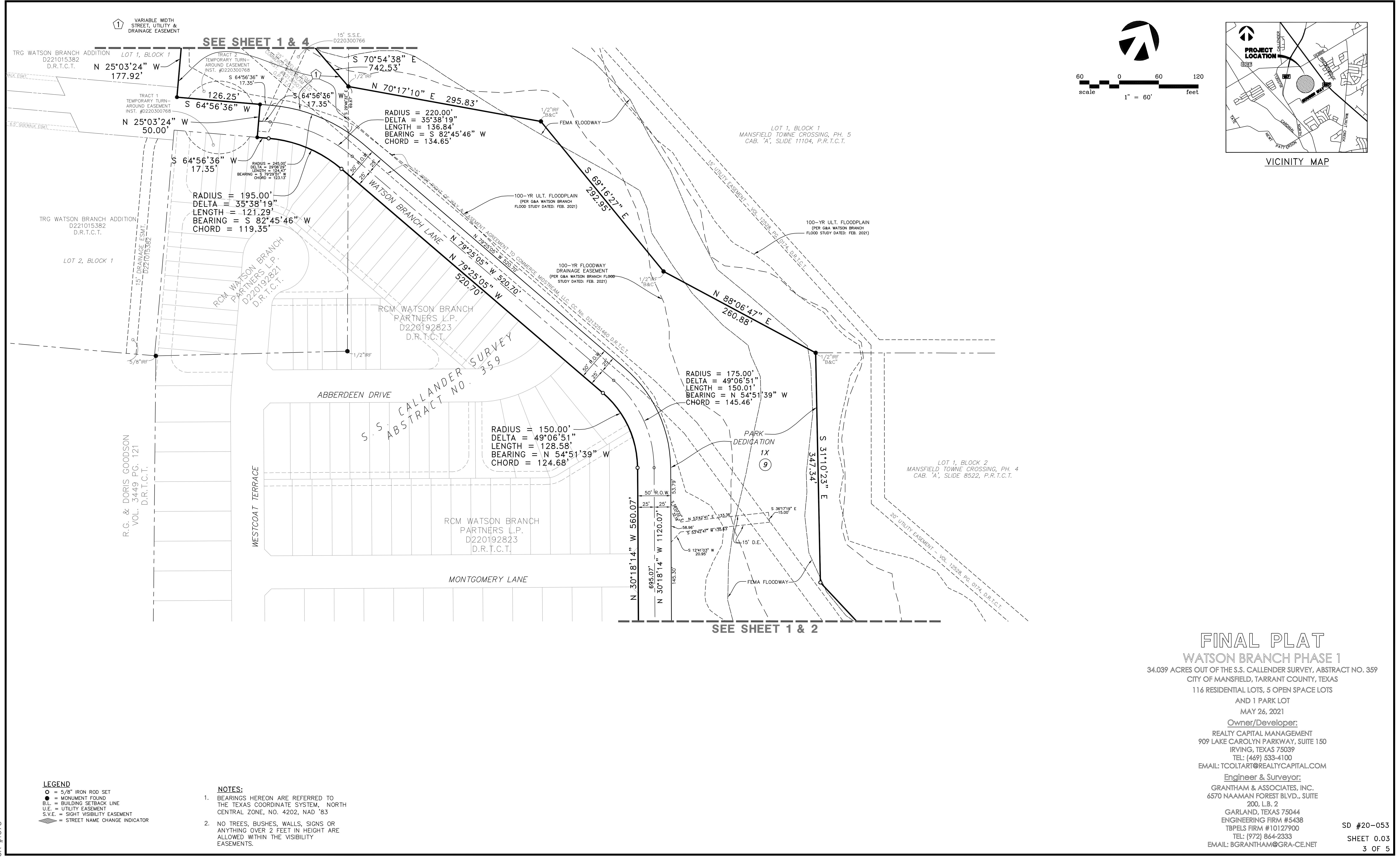
Final Plat



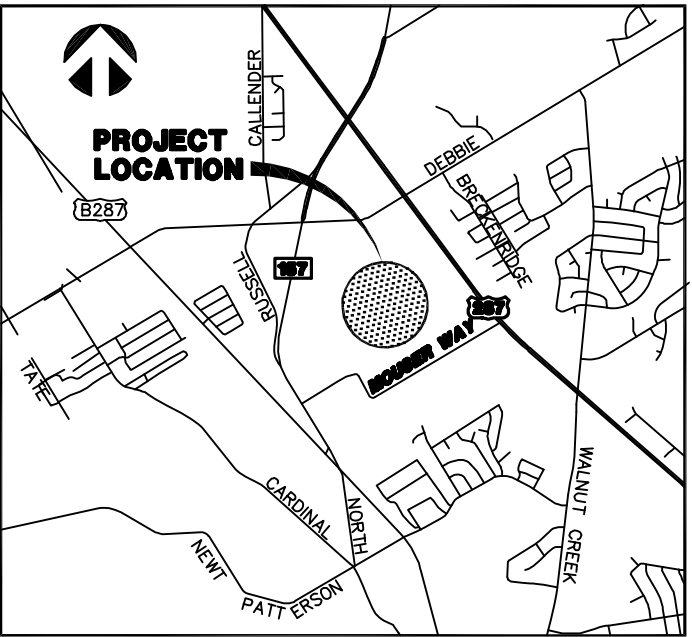
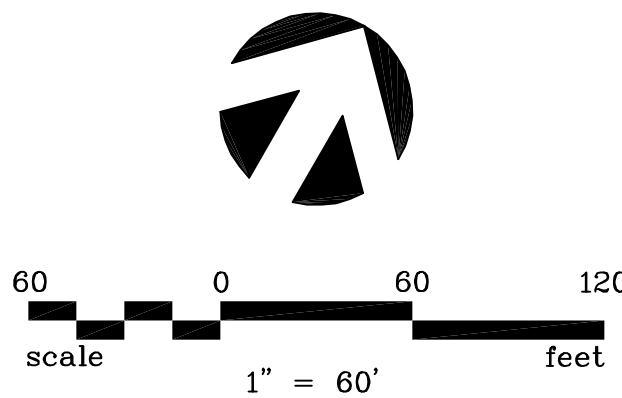


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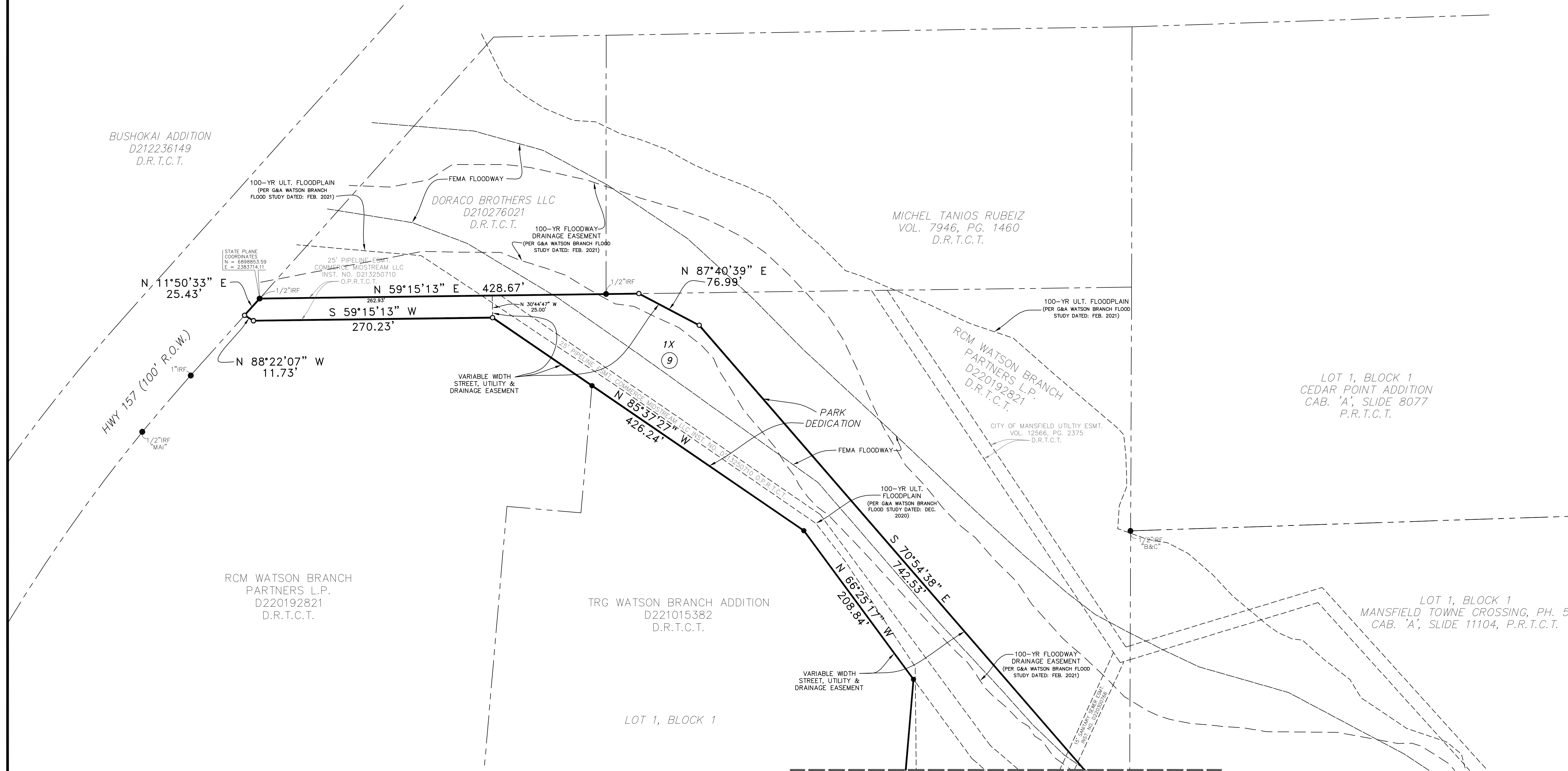




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VICINITY MAP



- LEGEND**
- = 5/8" IRON ROD SET
 - = MONUMENT FOUND
 - B.L. = BUILDING SETBACK LINE
 - U.E. = UTILITY EASEMENT
 - S.V.E. = SIGHT VISIBILITY EASEMENT
 - ◀▶ = STREET NAME CHANGE INDICATOR

- NOTES:**
- BEARINGS HEREON ARE REFERRED TO THE TEXAS COORDINATE SYSTEM, NORTH CENTRAL ZONE, NO. 4202, NAD '83
 - NO TREES, BUSHES, WALLS, SIGNS OR ANYTHING OVER 2 FEET IN HEIGHT ARE ALLOWED WITHIN THE VISIBILITY EASEMENTS.

FINAL PLAT

WATSON BRANCH PHASE 1

34.039 ACRES OUT OF THE S.S. CALLENDER SURVEY, ABSTRACT NO. 359
CITY OF MANSFIELD, TARRANT COUNTY, TEXAS
116 RESIDENTIAL LOTS, 5 OPEN SPACE LOTS
AND 1 PARK LOT
MAY 26, 2021

Owner/Developer:
REALTY CAPITAL MANAGEMENT
909 LAKE CAROLYN PARKWAY, SUITE 150
IRVING, TEXAS 75039
TEL: (469) 533-4100
EMAIL: TCOLTART@REALTYCAPITAL.COM

Engineer & Surveyor:
GRANTHAM & ASSOCIATES, INC.
6570 NAAMAN FOREST BLVD., SUITE
200, L.B. 2
GARLAND, TEXAS 75044
ENGINEERING FIRM #5438
TBPELS FIRM #10127900
TEL: (972) 864-2333
EMAIL: BGRANTHAM@GRA-CE.NET

SD #20-053
SHEET 0.04
4 OF 5

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STATE OF TEXAS :
COUNTY OF COLLIN : WHEREAS WE, R.C.M. Watson Branch Partners LP, are the owners of the following described property:

Being all that certain lot, tract or parcel of land situated in the S. S. Callender Survey, Abstract Number 359, City of Mansfield, Tarrant County, Texas, being part of those certain tracts of land described in deeds to RCM Watson Branch Partners LP. Recorded in Instruments D220192823 (43.283 acres), D220192820 (4.767 acres), and D220192821 (28.688 acres) of the Deed Records of Tarrant County, Texas, part of that certain tract of land described in deed recorded in Instrument D_____ from the City of Mansfield for part of a partial abandonment of House Road and being more particularly described as follows:

COMMENCING at a ½" capped iron rod (Brittain & Crawford) found on the easterly north line of said 43.283 acre tract described in deed recorded in Instrument D20192823 of said Tarrant County, Texas, being on the southwest line of Lot 1, Block 1, Mansfield Pointe Addition, an addition to the City of Mansfield according to the plat thereof recorded in Cabinet A, Slide 12077 of the Plat Records of Tarrant County, Texas, and being on the northwest right-of-way line of Mouser Way according to a Right-of-Way Deed to the City of Mansfield recorded in Instrument D216157021 of said Tarrant County Deed Records (called 70' R.O.W.) and being in a curve to the right;

THENCE Northwesterly along the northwest right-of-way line of Mouser Way and with the arc of said curve having a radius of 2141.25 feet, a central angle of 01°26'06", whose chord bears S 63°37'01" W, 53.63 feet, an arc length of 53.63 feet, to a ½" capped iron rod (Brittain & Crawford) found;

THENCE S 64°23'47" W, 100.03 feet, continuing along said right-of-way line to a ½" capped iron rod (Brittain & Crawford) found at the point of curvature of a curve to the left;

THENCE, continuing along said right-of-way line and with the arc of said curve having a radius of 2211.25 feet, a central angle of 02°42'22", whose chord bears S 62°58'14" W, 104.43 feet, an arc length of 104.44 feet, to a ½" capped iron rod (G&A) set at the POINT OF BEGINNING;

THENCE continuing along said right-of-way line and with the arc of a curve to the left having a radius of 2211.25 feet, a central angle of 01°43'56" , whose chord bears S 60°45'05" W, 66.85 feet, an arc length of 66.86 feet, to a ½" capped iron rod (B&C) found;

THENCE S 59°57'46" W, 583.06 feet, continuing along said right-of-way line, to a "PK" nail found at an angle point;

THENCE S 59°41'46" W, 645.80 feet, continuing along said right-of-way line, to a ½" capped iron rod (B&C) found at an angle point

THENCE S 59°28'45" W, 382.92 feet, continuing along said right-of-way line, to a ½" capped iron rod (G&A) set at the southeast corner of said 4.767 acre tract described in deed recorded in Instrument D220192820;

THENCE S 59°43'32" W, continuing along said right-of-way and along the south line of said 4.767 acre tract, passing at 305.07 feet, the southeast corner of that certain tract described in deed from the City of Mansfield to RCM Watson Branch Partners, L.P. recorded in Instrument D_____ of the Real Property Records of Tarrant County, Texas, being a portion of abandoned House Road and continuing a total distance of 343.50 feet, to a ½" capped iron rod (G&A) set at the southwest corner of said tract;

THENCE N 30°03'32 W, 444.26 feet, along the west line of said tract, to a ½" capped iron rod (G&A) set;

THENCE N 59°41'46" E, through said tract, crossing at 10.50 feet the east line thereof and the west line of said 4.767 feet and continuing over and across said tract a total distance of 121.51 feet, to a ½" capped iron rod (G&A) set;

THENCE, over and across said 4.767 acre tract, the following:

N 30°18'14" W, 17.02 to a ½" capped iron rod (G&A) set;

N 59°41'46" E, 50.00 feet, to a ½" capped iron rod (G&A) set;

N 30°18'14" E, 100.00 feet, to a ½" capped iron rod (G&A) set, and

N 59°41'46" E, continuing through said 4.767 acre tract, crossing the east line thereof and the west line of said 43.283 acre and continuing over and across same, a total distance of 565.00 feet, to a ½" capped iron rod (G&A) set;

THENCE N 30°18'14" W, 560.07 feet, continuing through said 43.283 acre, to a ½" capped iron rod (G&A) set at the point of curvature of a curve to the left;

THENCE Northwesterly, continuing through said 43.283 acre tract and with the arc of said curve having a radius of 150.00 feet, a central angle of 49°06'51", whose chord bears N 54°51'39" W, 124.68 feet, an arc length of 128.58 feet, to a ½" capped iron rod (G&A) set;

THENCE N 79°25'05" W, continuing through said 43.283 acre tract and crossing its west line and the east line of said 28.688 acre tract recorded in Instrument D220192821 and continuing through it a distance of 520.70 feet, to a ½" capped iron rod (G&A) set at the point of curvature of a curve to the left;

THENCE, over and across said 28.688 acre tract, the following:

Southwesterly, with the arc of said curve having a radius of 195.00 feet, a central angle of 35°38'19", whose chord bears S 82°45'46" W, 119.35 feet, an arc length of 121.29 feet, to a point;

S 64°56'36" W, 17.35 feet, to a point; being an easterly corner of Watson Branch Lane according to the Final Plat of TRG Watson Branch Addition, an addition to the City of Mansfield recorded in Instrument D22101015382 of the Official Public Records of Tarrant County, Texas;

THENCE, along the common line between said RCM Watson Branch Partners, L.P. tract and said TRG Watson Branch Addition, the following:

N 25°03'24" W, 50.00 feet, to a point;

S 64°56'36" W, 126.25 feet, to a point;

N 25°03'24" W, 177.92 feet, to a point;

N 66°25'17" W, 208.84 feet, to a point;

N 85°37'27" W, at 290.08 feet, passing the most northerly corner of Lot 1, Block 1, TRG Watson Branch Addition and crossing through the tract described in deed to RCM Watson Branch Partners, L.P. tract recorded in Instrument D220192821 and continuing a total distance of 428.24 feet, to a point;

S 59°15'13" W, 270.23 feet, to a point, and

N 88°22'07" W, 11.73 feet, to a point on the northeasterly line of said 28.688 acre tract and the easterly right-of-way of State Highway 157 (variable width R.O.W.);

THENCE N 11°50'53" E, 25.43 feet along said line, to a ½" iron rod found at the northwest corner of said 28.688 acre tract, being the southwest corner of that certain tract of land described in deed to Doraco Brothers, LLC recorded in Instrument D210276021 of the Deed Records of Tarrant County, Texas;

THENCE N 59°15'13" E, along the Northwest line of said 28.688 acre tract and the southeast line of said Doraco Brothers, LLC tract, passing at 391.62 feet, a ½" iron rod found at the east corner thereof and the south corner of that certain tract of land described in deed to Michael Tanios Rubelz recorded in Volume 7946, Page 1460 of said Tarrant County Deed Records and continuing a total distance of 428.67 feet, to a ½" capped iron rod (G&A) set;

THENCE, over and across said 28.688 acre tract, the following:

N 87°40'39" E, 76.99 feet, to a ½" capped iron rod (G&A) set, and

S 70°54'38" E, 742.53 feet, to a ½" iron rod found on the easterly line of said to RCM Watson Branch Partners, L.P tract, being the westerly corner of said 43.283 acre tract and being a southwest corner of Lot 1, Block 1, Mansfield Towne Crossing, Phase 5 recorded in Cabinet A, Slide 11104 of the Plat Records of Tarrant County, Texas;

THENCE, along the common line between said 43.283 acre tract and said Mansfield Towne Crossing Phase 5, the following:

N 70°17'10" E, 295.83 feet, to a ½" capped iron rod (Brittain & Crawford) found;

S 69°16'27" E, 292.95 feet, to a ½" capped iron rod (Brittain & Crawford) found, and

N 88°06'47" E, 260.88 feet, to a ½" capped iron rod (Brittain & Crawford) found at the southwest corner of said Lot 1, Block 1 and the westerly northwest corner of Lot 1, Block 2, Mansfield Towne Crossing, Phase 4 recorded in Cabinet A, Slide 8522 of said Tarrant County Plat Records;

THENCE, continuing along the easterly line of said 43.283 acre tract and the westerly line of said Lot 1, Block 2, the following:

S 31°10'23" E, 347.34 feet, to a ½" capped iron rod (G&A) set;

S 73°03'53" E, 514.27 feet, to a ½" capped iron rod (Brittain & Crawford) found;

N 89°52'45" E, 598.03 feet, to a ½" capped iron rod (Brittain & Crawford) found;

S 29°52'27" E, 95.31 feet, to a ½" capped iron rod (G&A) set;

S 51°52'44" E, 109.91 feet, to a ½" capped iron rod (G&A) set;

N 60°13'00" E, 75.17 feet, a ½" capped iron rod (G&A) set, and

S 51°15'01" E, 76.06 feet, to the POINT OF BEGINNING and containing approximately 34.039 acres or 1,482,739 square feet of land.

NOW, THEREFORE, KNOW ALL MEN BBY THESE PRESENTS: THAT WE, Realty Capital Management Company, acting by and through our duly authorized representative do hereby adopt this Final Plat designating the hereinabove described property as Watson Branch, Phase 1, an addition to the City of Mansfield, Tarrant County, Texas, and do dedicate the streets, alleys, easements and parkland as shown thereon.

Witness my hand at _____, Texas, this _____ day of _____

Authorized Representative, Realty Capital Management Company

State of Texas :

County of _____ : Before me, the undersigned authority personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that he/she executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office, this _____ day of _____

Notary Public
State of Texas

My commission expires the _____ day of _____, _____.

PLAT NOTES

1. Notice: Selling a portion of any lot in this addition is a violation of state law and City ordinance and is subject to penalties imposed by law.
2. A mandatory homeowners association will be responsible for the maintenance of the private amenities, open spaces and common areas, including but not limited to the screening wall and the parkway between the screening wall and the street; subdivision landscaping; medians; and enhanced entryway features including enhanced screening walls, landscaping, monuments, signage and any non-standard pavement and alleys.
3. Park land shown hereon must be conveyed to the City of Mansfield by deed.

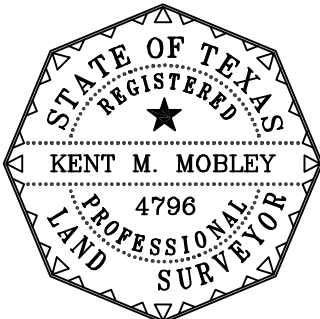
SURVEYOR'S CERTIFICATE

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

Dated this _____ day of _____, 20_____

PRELIMINARY FOR REVIEW ONLY

Kent M. Mobley RPLS
Texas Registration No. 4796



STATE OF TEXAS :

COUNTY OF DALLAS :

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared KENT M. MOBLEY, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 20_____

Notary Public, State of Texas

Conditions of Acceptance of
Drainage and Floodway Easements
This plat is proposed by the Owners of properties described herein (herein often referred to as "property owners") and is approved by the City of Mansfield subject to the following conditions which shall be binding upon the property owners, his heirs, grantees, successors and assigns. No obstruction to the flow of stormwater run-off shall be permitted by filling or by construction of any type of dam, building, bridge, fence, or any other structure within the drainage easement shown herein on this plat, unless approved by the City of Mansfield. provided, however, It is understood that In the event it becomes necessary for the city of mansfield to erect drainage facilities in order to improve the storm drainage that may be occasioned by the streets and alleys In or adjacent to the subdivision, then In such event, the City of Mansfield shall have the right to enter said drainage easement at any point or points to erect, construct and maintain any facility deemed necessary for drainage purposes.

The property owners will be responsible for maintaining said drainage easement. The property owners shall keep said drainage easement clean and free of debris, silt, high weeds, and any substance which would result in unsanitary or undesirable conditions. the 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 eosement at any point or points to perform maintenance or clean-up, and bill the property owners the cost incurred, or place a lien on said properties if the bill is not paid within thirty (30) days of its mailing. Said drainage easement, as in the case of all drainage easements, is subject to stormwater overflow and erosion to an extent which cannot be specifically defined. The City of Mansfield shall not be held liable for any damages resulting from the occurrence of these natural phenomena or the failure of any facilities within said drainage easement. Further, the City of Mansfield will not be responsible for erosion control or any damage to private properties or persons resulting from the flow of water within said drainage easement and properties.

APPROVED BY THE CITY OF MANSFIELD	
_____, 20____	_____ P & Z COMISSION CHAIRMAN
ATTEST: _____, 20____	_____ PLANNING & ZONING SECRETARY

FINAL PLAT WATSON BRANCH PHASE 1

34.039 ACRES OUT OF THE S.S. CALLENDER SURVEY, ABSTRACT NO. 359
CITY OF MANSFIELD, TARRANT COUNTY, TEXAS
116 RESIDENTIAL LOTS, 5 OPEN SPACE LOTS

AND 1 PARK LOT

MAY 26, 2021

Owner/Developer:

REALTY CAPITAL MANAGEMENT
909 LAKE CAROLYN PARKWAY, SUITE 150
IRVING, TEXAS 75039
TEL: (469) 533-4100
EMAIL: TCOLTART@REALTYCAPITAL.COM

Engineer & Surveyor:

GRANTHAM & ASSOCIATES, INC.
6570 NAAMAN FOREST BLVD., SUITE
200, L.B. 2
GARLAND, TEXAS 75044
ENGINEERING FIRM #5438
TBPELS FIRM #10127900
TEL: (972) 864-2333
EMAIL: BGRANTHAM@GRA-CE.NET

SD #20-053

SHEET 0.05

5 OF 5



CITY OF MANSFIELD

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

STAFF REPORT

File Number: 21-4113

Agenda Date: 6/7/2021

Version: 1

Status: Consent

In Control: Planning and Zoning Commission

File Type: Plat

Title

SD#21-012: Final plat of Lot 1, Block 1, Burton Place - Mansfield on 3.007 acres located at 1100 N Hyview Road by Herbert S. Beasley Land Surveyors, L.P., surveyor; Tracy Smith and Marcus R. Burton, owners

Description/History

The purpose of this plat is to create one lot to construct a single-family house. The property is zoned SF-12/22 and the lot meets the minimum lot area, depth, and width for this district. The plat includes a right-of-way dedication of 5,166 square feet for Tate Street.

Although the digital copy of the plat in the Commission's packet does not have signatures, the filing copy has been signed.

The plat is in conformance with the Subdivision Control Ordinance.

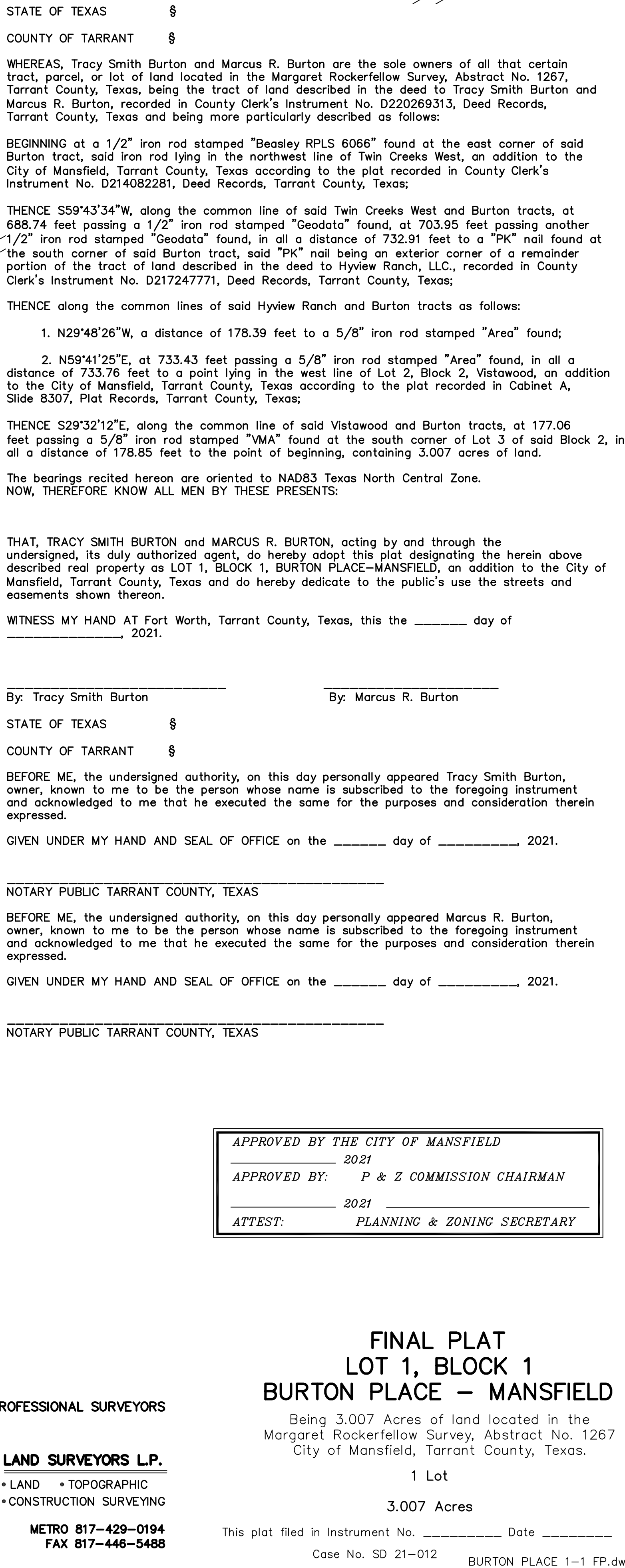
Recommendation

Staff recommends approval.

Attachments

Final Plat

Location Map







CITY OF MANSFIELD

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

STAFF REPORT

File Number: 21-4112

Agenda Date: 6/7/2021

Version: 1

Status: Public Hearing

In Control: Planning and Zoning Commission

File Type: Plat

Title

SD#21-025: Public hearing on a replat to create Lot 1R, Block 2, Heritage Industrial Park; Brandon Davidson of Corwin Engineering, Inc. (engineer/surveyor) on behalf of Charles Nickson of Nickson Heritage Industrial LLC (owner/developer)

Description/History

The purpose of the replat is to add additional area to the existing Lot 1, Block 2.

The existing Lot 1 is 4.38 acres and has been improved with two light industrial buildings. This replat will add an additional 4.314 acres, for a total acreage of 8.694 acres. The additional acreage has received detailed site plan approval for two additional buildings and the owner/developer proposes to keep all buildings on the same lot. The lot conforms to the zoning and subdivision regulations.

The replat includes a right-of-way dedication of 1,915 sq. ft. for the future realignment and improvement of Mitchell Road.

Although the digital copy of the plat in the Commission's packet does not have signatures, the filing copy has been signed.

Recommendation

Staff recommends approval.

Attachments

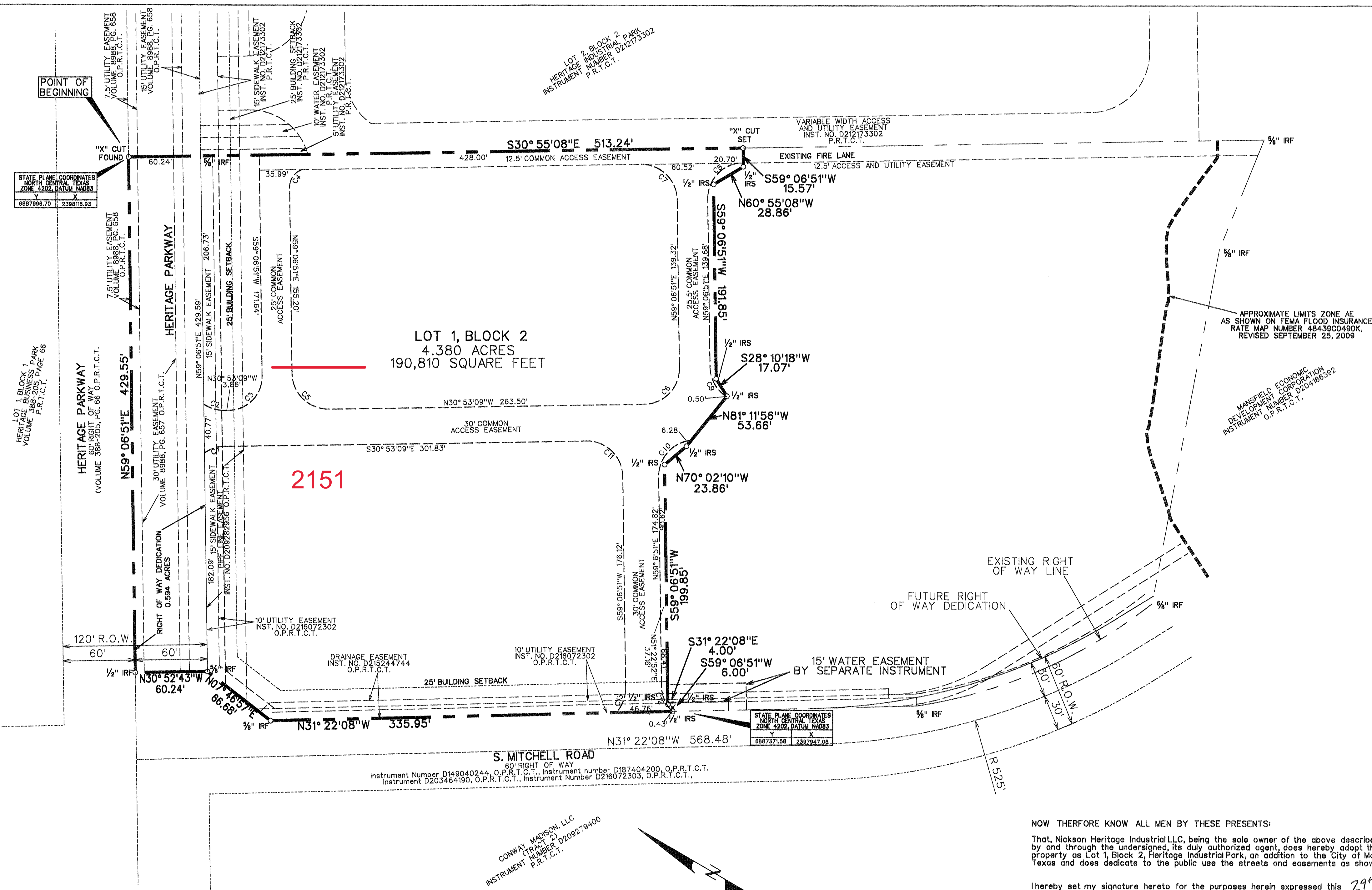
Location Map
Previously Approved Plat
Replat



SD#21-025

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.

6/1/2021



LEGAL DESCRIPTION

WHEREAS, Nickson Heritage Industrial LLC, acting by and through the undersigned, its duly authorized agent, is the sole owner of a 4.380 acre tract of land located in the Milton Gregg Survey, Abstract No. 555, City of Mansfield, Tarrant County, Texas as recorded in Instrument No. D204166392, Official Plat Records, Tarrant County, Texas, being more particularly described as follows:

BEGINNING at an "X" cut found for the northwesterly corner of Lot 2, Block 2, Heritage Industrial Park, an addition to the City of Mansfield, Tarrant County, Texas as recorded in Instrument Number D212173302, Plat Records, Tarrant County, Texas (P.R.T.C.T.), being in the southeasterly line of Heritage Parkway (60' right-of-way), as recorded in Volume 388-205, Page 66, P.R.T.C.T.:

THENCE, South 30° 55' 08" East, with the northeasterly line of said 4.380 acre tract and said Lot 2, Block 2, for a distance of 513.24 feet to an "X" cut set;

THENCE, South 59° 06' 51" West, departing said common line, for a distance of 15.57 feet to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.;"

THENCE, North 60° 55' 08" West, for a distance of 28.86 feet to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.;"

THENCE, South 59° 06' 51" West, for a distance of 191.85 feet to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.;"

THENCE, South 28° 10' 18" West, for a distance of 17.07 feet to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.;"

THENCE, North 81° 11' 56" West, for a distance of 53.66 feet to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.;"

THENCE, North 70° 02' 10" West, for a distance of 23.86 feet to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.;"

THENCE, South 59° 06' 51" West, for a distance of 199.85 feet to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.;"

THENCE, South 31° 22' 08" East, for a distance of 4.00 feet to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.;"

THENCE, South 59° 06' 51" West, for a distance of 6.00 feet to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.;" in the existing Northeastly right-of-way line of S. Mitchell Road also known as County Road 2004 (variable width right-of-way), as recorded in Instrument Number D149040244, O.P.R.T.C.T., and recorded in Instrument number D187404200, O.P.R.T.C.T. and recorded in Instrument D203464190, O.P.R.T.C.T. and recorded in Instrument Number D216072303, O.P.R.T.C.T.;

THENCE, North 31° 22' 08" West, with the common line between the remainder of said Mansfield tract and the existing Northeastly right-of-way line of said S. Mitchell Road, for a distance of 335.95 feet to a 3/4 inch iron rod with plastic cap stamped "RPLS 4838" found for corner;

THENCE, North 07° 46' 57" East, continue with the common line between the remainder of said Mansfield tract and the existing Northeastly right-of-way line of said S. Mitchell Road, a distance of 66.68 feet to a 3/4 inch iron rod with plastic cap stamped "RPLS 4838" found for corner;

THENCE North 30° 52' 43" West, continue with the common line between the remainder of said Mansfield tract and the existing Northeastly right-of-way line of said S. Mitchell Road, a distance of 60.24 feet to an "X" cut found in concrete for corner, same being the intersection of the existing Northeastly right-of-way line of said S. Mitchell Road with the existing Southeastly right-of-way line of Heritage Parkway (60' right-of-way), as recorded in Volume 388-205, Page 66, O.P.R.T.C.T.;

THENCE North 59° 08' 51" East with the common line between the remainder of said Mansfield tract and said southeasterly right-of-way line of said Heritage Parkway, for a distance of 429.55 feet to the POINT OF BEGINNING and containing 4.380 acres of land.

SURVEYOR'S CERTIFICATE

This is to certify that I, Warren L. Corwin, a Registered Professional Land Surveyor of the State of Texas, having plotted the above subdivision from an actual survey on the ground, and that all lot corners, and angle points, and points of curve shall be properly marked on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.

THE STATE OF TEXAS
COUNTY OF COLLIN

Before me, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared WARREN L. CORWIN, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed some for the purpose and consideration therein expressed.

Given under my hand and seal of office, this 28th day of January, 2020.

WARREN L. CORWIN
Texas Registration No. 4621

BRANDON DAVIDSON
Notary Public, State of Texas
Comm. Expires 06-15-2021
Notary ID: 128926479

NOTARY PUBLIC, STATE OF TEXAS

NOTES:

- 1/2" IRON RODS WITH YELLOW "CORWIN ENGR. INC." CAPS SET AT ALL CORNERS UNLESS OTHERWISE INDICATED
- BEARINGS ARE REFERENCED TO TEXAS STATE PLANE COORDINATE SYSTEM, NAD83 (CORS), TEXAS NORTH CENTRAL ZONE (4202).
- IRF - IRON ROD FOUND
P.R.T.C.T. - PLAT RECORDS TARRANT COUNTY TEXAS
O.P.R.T.C.T. - OPEN PROPERTY RECORDS TARRANT COUNTY TEXAS
- THE ACCESS EASEMENT IS FOR THE USE OF LOTS 1, 2 AND FUTURE LOT SOUTH OF LOT 1. NO IMPROVEMENTS SHALL BE MADE THAT IMPEDE INGRESS AND EGRESS ALONG THIS EASEMENT.
- THE ACCESS EASEMENT SHALL BE MAINTAINED BY THE PROPERTY OWNERS.

VICINITY MAP
N.T.S.

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

NUMBER	DELTA	CHORD BEARING	TANGENT	RADIUS	ARC LENGTH	CHORD LENGTH
C1	34° 54' 21"	S 48° 20' 19" E	9.43	30.00	18.28	18.00
C2	34° 49' 59"	N 13° 28' 09" W	9.41	30.00	18.24	17.96
C3	90° 00' 00"	N 75° 53' 09" W	28.00	28.00	43.98	39.60
C4	74° 28' 41"	S 83° 38' 49" E	11.40	15.00	19.50	18.15
C5	90° 00' 00"	N 14° 06' 51" E	30.00	30.00	47.12	42.43
C6	89° 47' 42"	N 75° 47' 00" W	29.89	30.00	47.02	42.35
C7	90° 01' 59"	N 14° 05' 51" E	30.02	30.00	47.14	42.44
C8	81° 45' 57"	S 80° 00' 11" E	25.97	30.00	42.81	39.27
C9	56° 31' 38"	N 30° 51' 02" E	16.13	30.00	29.60	28.41
C10	85° 14' 52"	S 78° 15' 43" E	27.61	30.00	44.64	40.63
C11	90° 00' 00"	S 14° 06' 51" W	30.00	30.00	47.12	42.43
C12	44° 25' 25"	S 36° 54' 08" W	12.25	30.00	23.26	22.68
C13	43° 21' 19"	S 80° 47' 31" W	11.92	30.00	22.70	22.16

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That, Nickson Heritage Industrial 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 Lot 1, Block 2, Heritage Industrial Park, an addition to the City of Mansfield, Tarrant County, Texas and does dedicate to the public use the streets and easements as shown thereon.

I hereby set my signature hereto for the purposes herein expressed this 29th day of January, 2020.

NICKSON HERITAGE INDUSTRIAL LLC

Charles Nickson
President

STATE OF TEXAS
COUNTY OF

Before me, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Charles Nickson, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed same for the purpose and consideration therein expressed.

Given under my hand and seal of office, this 29th day of January, 2020.

BRANDON DAVIDSON
Notary Public, State of Texas
Comm. Expires 06-15-2021
Notary ID: 128926479

Notary Public in and for the State of Texas

APPROVED BY THE DIRECTOR OF PLANNING ON January 30, 2020

DIRECTOR OF PLANNING

OWNER/APPLICANT
NICKSON HERITAGE INDUSTRIAL LLC
2807 EASTGROVE LANE
HOUSTON, TX 77027
713-961-4400
cnickson@msn.com

PREPARED BY
CORWIN ENGINEERING, INC.
TBPLS FIRM #10031700
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
(972)-396-1200
bdavidson@corwinengineering.com

MINOR PLAT
LOT 1, BLOCK 2
HERITAGE INDUSTRIAL PARK
4.380 ACRES OUT OF THE
MILTON GREGG SURVEY, ABSTRACT NO. 555
CITY OF MANSFIELD
TARRANT COUNTY, TEXAS
1 LOT

SD*19-067 JANUARY 2020 SCALE: 1"=50' SHEET 1 OF 1

Previously Approved Plat



CITY OF MANSFIELD

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

STAFF REPORT

File Number: 21-4111

Agenda Date: 6/7/2021

Version: 1

Status: Public Hearing

In Control: Planning and Zoning Commission

File Type: Zoning Case

Title

ZC#21-005: Public hearing on a change of zoning from SF-7.5/16 and SF-12/22 Single-Family Residential Districts to PD Planned Development District for Single-Family Residential Uses on approximately 47.72 acres out of the Arthur Gibson Survey, Abstract No. 302; Johnson County, Texas, generally located approximately 1,650 feet east of FM 917 and approximately 2,700 feet north of Bedford Road by Ben Luedtke on behalf of M3 Ranch Development, Inc., developer and M3 Ranch Land Investment, owner

Description/History

Existing Use: Agricultural

Existing Zoning: SF-7.5/12 and SF-12/22

Surrounding Land Use & Zoning:

North: Vacant land and single-family residential, PD for M3 Ranch

South: Single-family residential, PR and PD for Birdsong

East: Vacant land and single-family residential, PD for M3 Ranch

West: Vacant land and single-family residential, PD for M3 Ranch

Thoroughfare Plan Specification:

Future street - minor collector (three-lane undivided)

Comments and Considerations

The applicant is requesting a PD for single-family residential uses to accommodate a 47.72 acre addition to the M3 Ranch community. The property is located on the south side of M3 Ranch and north of the Birdsong development. The tract was previously owned by the Watson family for agricultural uses and created a cutout in southern boundary of M3 Ranch.

The proposed PD follows the current M3 Ranch development standards and will share the same homeowners association. M3 Ranch South will contain 157 single-family residential lots as shown on Exhibit C-1. There will be no townhouse or commercial uses in M3 Ranch South.

The phasing of M3 Ranch South will be included with the rest of M3 Ranch. The north part of the extension will be developed with Phase 2 and the south part with Phase 3 as shown on Exhibit G. Minor changes will be made to the existing M3 Ranch in this area to provide connectivity to M3 Ranch South.

The development of M3 Ranch South will provide right-of-way for the continuation of a minor collector street along the southern boundary that serves both M3 Ranch and the Birdsong Addition shown on Exhibit C-2. Secondary trails and sidewalks from M3 Ranch will also connect to M3 Ranch South as shown on Exhibit D-1. A decorative entry into the neighborhood will be provided from the future minor collector street as shown on Exhibits F-1 and F-2.

The Lot Types selected for M3 Ranch South include Types 2, 3 and 4 (70s, 60s and 50s) following the same regulations as M3 Ranch. The bulk area standards for these single-family residential products are as follows:

	<u>Type 2</u>	<u>Type 3</u>	<u>Type 4</u>
Min. Floor Area (sq. ft.)	2,200	2,000	1,800
Min. Lot Area (sq. ft.)	8,400	7,200	6,000
Min. Lot Width	70'	60'	50'
Min. Lot Depth	120'	120'	120'
Min. Front Setback	25'	25'	25'
Min. Rear Setback	15'	15'	15'
Min. Interior Side Yard	5'	5'	5'
Min. Exterior Side Yard (adjacent to street)	15'	15'	15'
Max. Lot Coverage	55%	55%	55%
Max. Height	35'	35'	35'
Min. Masonry Percentage	80%	80%	80%

As in M3 Ranch, the development will comply with the residential architectural standards in Section 4600 of the Zoning Ordinance except where noted in the proposed development standards (Exhibit B, Section 8.2.B on page 6).

There is one drill site on the property and several easements to accommodate pipelines. As shown on Exhibit C-1, the residential lots around these facilities are situated outside overall drill site boundaries established by Specific Use Permit and so no part of the pipeline easements will be located on the residential lots. These facilities appear to be contained in open space lots maintained by the homeowners' association. The consent of the gas well operator will be required for any change to the surface area of the drill sites, access roads, and screening, and of the pipeline operators regarding street crossings. Drill site screening will match the screening of the other drill sites in M3 Ranch.

Recommendation

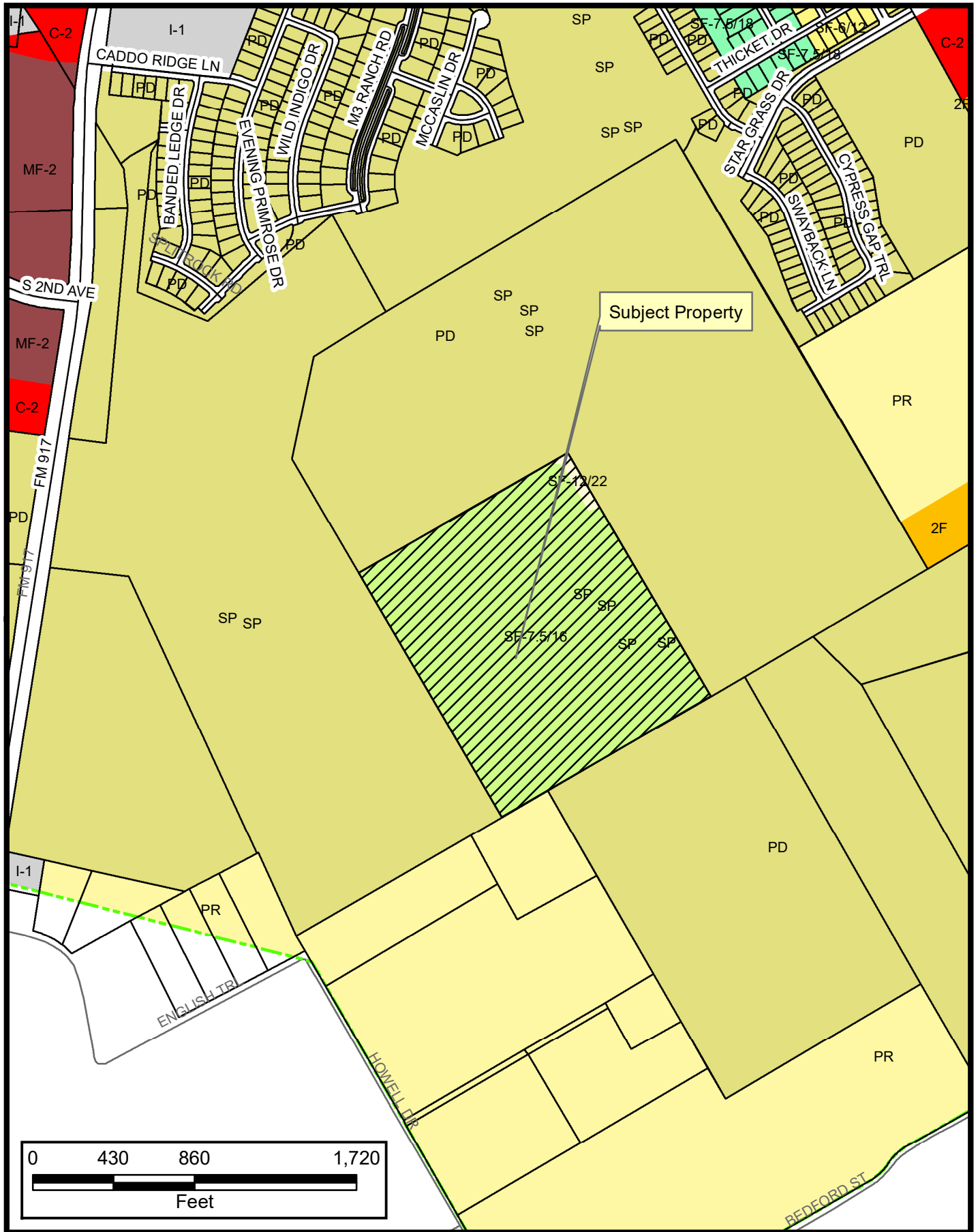
The M3 Ranch South PD regulations are compatible with the existing M3 Ranch and will allow the extension to share the same homeowners association. Additionally, inclusion of this property creates a more cohesive development pattern along the southern boundary of M3 Ranch.

Staff recommends approval.

Attachments:

Maps and supporting information

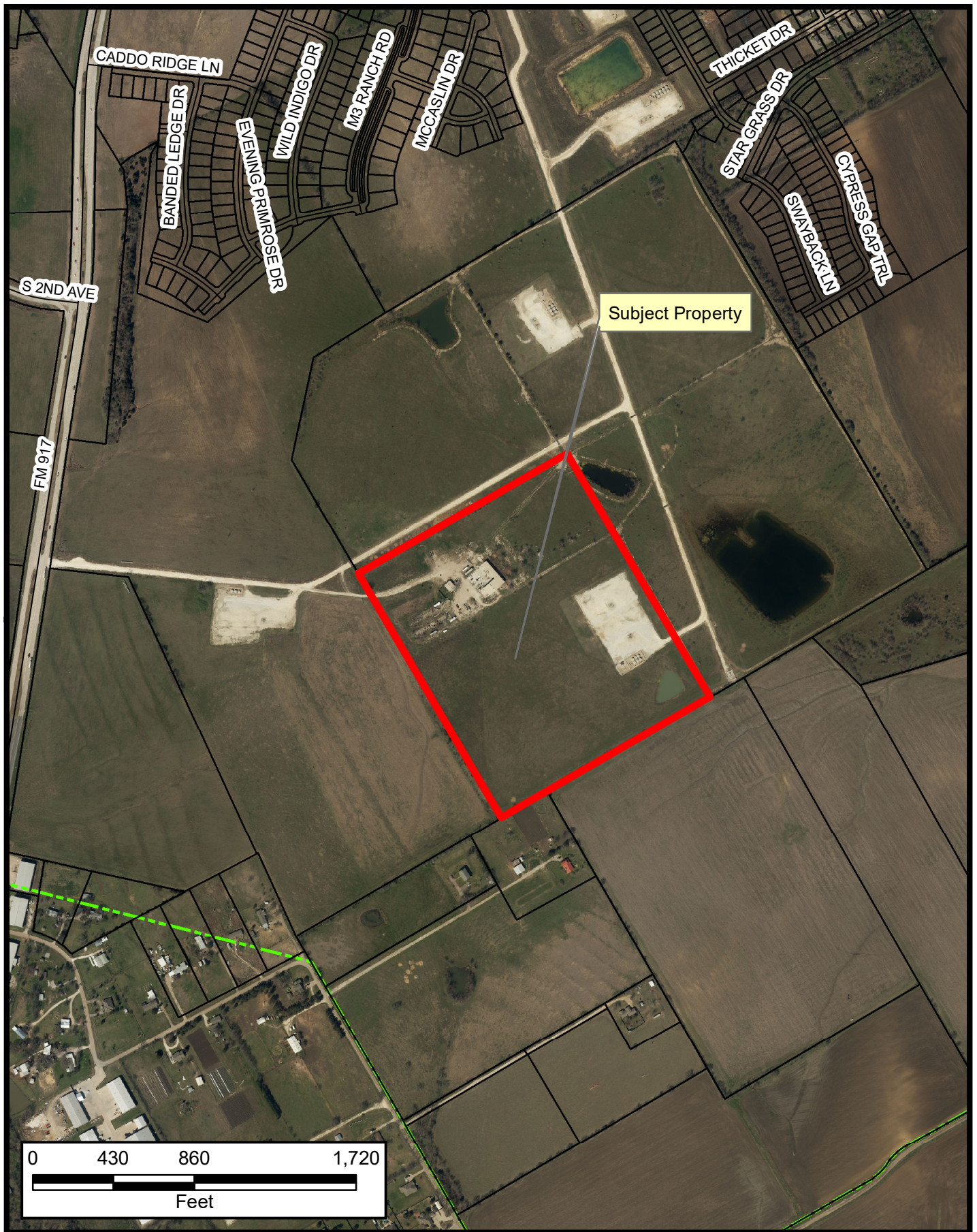
Development Plan with Exhibits "A" through "G"



ZC#21-005

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

5/13/2021



ZC#21-005

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5/13/2021

Property Owner Notification for ZC#21-005

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
A BEDFORD	TR 1A	EDWARDS BRUCE K ETUX CYNTHIA	2505 HOWELL	VENUS, TX	76084
A BEDFORD	TR 1A	EDWARDS BRUCE K ETUX CYNTHIA	2505 HOWELL	VENUS, TX	76084
A BEDFORD	TR 1B	BERRY PAUL A ETUX JENNIFER F	2507 HOWELL DR	VENUS, TX	76084-3274
A BENFORD	TR 5	FIRST TEXAS HOMES INC	500 CRESCENT CT STE 350	DALLAS, TX	75201
A GIBSON	TR 2	M3 RANCH LAND INVESTMENT LTD	3001 KNOX ST STE 207	DALLAS, TX	75205
A GIBSON	TR 2A	SET BACK PARTNERS	100 N MITCHELL RD	MANSFIELD, TX	76063
J C GUEST	TR 5 (5) 1 (1)	SETBACK PARTNERS	100 N MITCHELL RD	MANSFIELD, TX	76063

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Exhibit A

EXHIBIT "A" ZONING DESCRIPTION 47.715 ACRES

BEING A 47.715 ACRE TRACT OF LAND SITUATED IN THE ARTHUR GIBSON SURVEY, ABSTRACT NO. 302, CITY OF MANSFIELD, JOHNSON COUNTY, TEXAS, AND BEING THAT TRACT OF LAND DESCRIBED TO M3 RANCH LAND INVESTMENT, LTD, BY DEED RECORDED IN COUNTY CLERK FILE No. 2019-30829, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS. SAID 47.715 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID M3 RANCH TRACT AND BEING THE SOUTHERN-MOST SOUTHWESTERLY CORNER OF A TRACT OF LAND DESCRIBED TO SET BACK PARTNERS, LTD. BY DEED RECORDED IN BOOK 2207, PAGE 816, OF SAID OFFICIAL PUBLIC RECORDS, AND BEING ON THE NORTH LINE OF A TRACT OF LAND DESCRIBED TO FIRST TEXAS HOMES, INC., BY DEED RECORDED IN COUNTY CLERK FILE No. 2019-571, OF SAID OFFICIAL PUBLIC RECORDS, FROM WHICH A 5/8-INCH IRON ROD FOUND AT THE COMMON CORNER OF SAID SET BACK TRACT AND A TRACT OF LAND DESCRIBED TO MANSFIELD INDEPENDENT SCHOOL DISTRICT, BY DEED RECORDED IN BOOK 857, PAGE 272, OF SAID OFFICIAL PUBLIC RECORDS, BEARS NORTH 59°50'23" EAST, DISTANCE OF 1,263.81 FEET;

THENCE, SOUTH 60°02'45" WEST, WITH THE SOUTHEAST LINE OF SAID M3 RANCH TRACT, A DISTANCE OF 1,384.43 FEET TO A 4-INCH METAL POST FOUND FOR THE SOUTHWEST CORNER OF SAID M3 RANCH TRACT;

THENCE NORTH 30°14'12" WEST, WITH THE WESTERLY LINE OF SAID M3 RANCH TRACT, A DISTANCE OF 1,499.16 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" FOUND FOR CORNER;

THENCE NORTH 59°52'23" EAST, WITH THE NORTHERLY LINE OF SAID M3 RANCH TRACT, A DISTANCE OF 1,384.58 FEET TO A MAG NAIL WITH SHINER STAMPED "JACOBS" FOUND FOR CORNER;

THENCE SOUTH 30°13'48" EAST, WITH THE EASTERLY LINE OF SAID M3 RANCH TRACT, A DISTANCE OF 1,503.34 FEET TO THE **POINT OF BEGINNING** AND CONTAINING A CALCULATED AREA OF 2,078,475 SQUARE FEET OR 47.715 ACRES OF LAND.



Aaron C. Brown, R.P.L.S.
Registered Professional Land Surveyor
Texas Registration No. 6702
LJA Surveying, Inc.
3017 West 7th Street, Suite 300
Fort Worth, Texas 76107
682-747-0800
TBPELS Firm No. 10194540

April 2, 2021



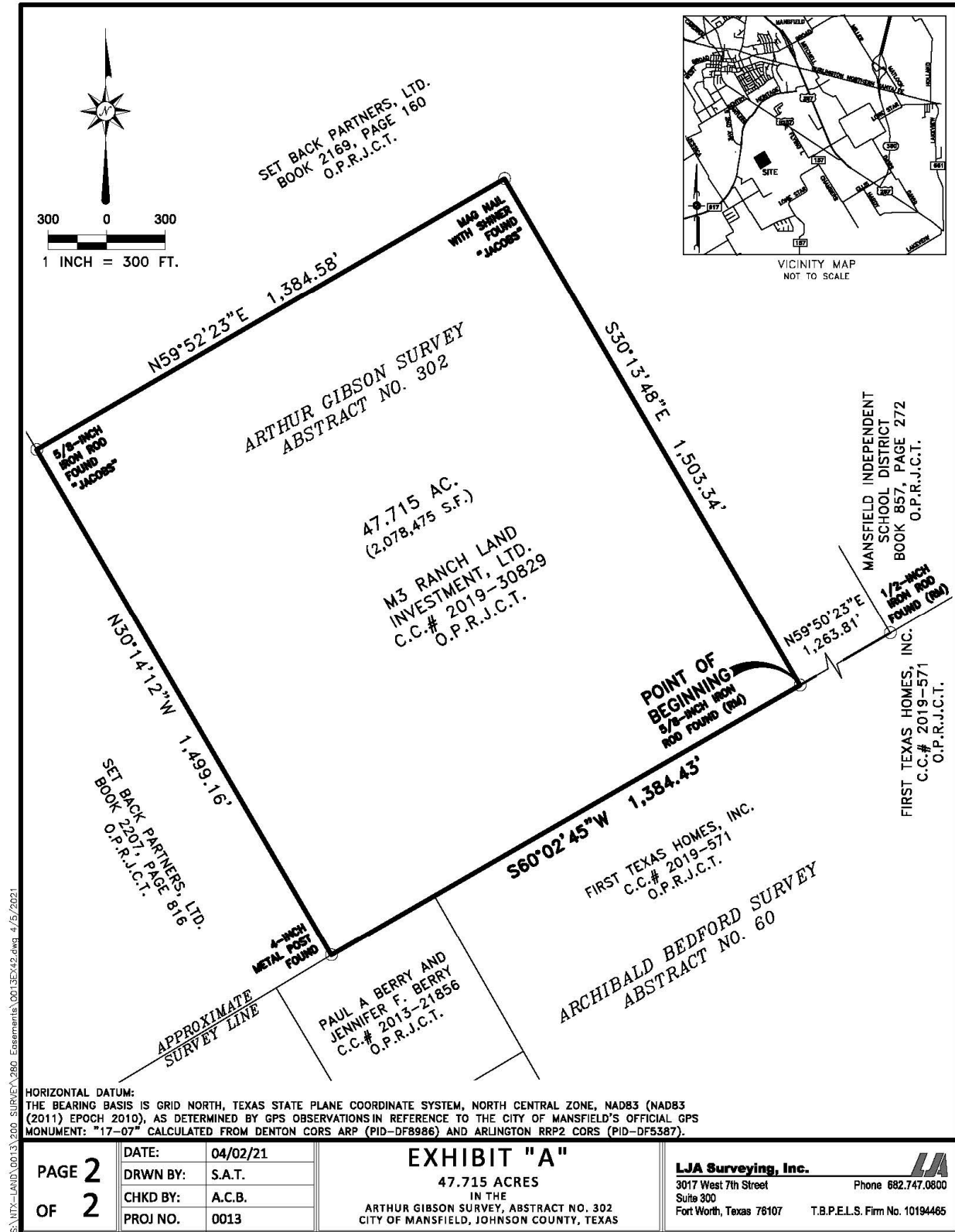


Exhibit B

M3 Ranch South Planned Development District Standards

SECTION 1. PURPOSE AND INTENT

M3 Ranch South is a 47.7-acre tract that is surrounded on 3 sides by M3 Ranch South which is an existing master-planned mixed-use community. The M3 Ranch South tract is intended to serve as an extension of the M3 Ranch development with the inclusion of a mixture of single-family residential housing options as well as open spaces.

The housing types and building design standards for any particular area shall be controlled by the regulations applicable to the pertinent districts delineated on the M3 Ranch South Development Plan.

The purpose and intent of this Planned Development District is also illustrated through the exhibits. In the event of a conflict between the written text and the illustrations, the written text contained herein shall control.

SECTION 2. DEFINITIONS

For the purposes of these regulations, the definitions and rules of construction found in Article 2 of the City of Mansfield's Zoning Ordinance, and any future amendments thereof, apply to development in M3 Ranch South. The terms defined below are specific to M3 Ranch South.

1. **Architectural Review Committee:** means the Architectural Review Committee created in the M3 Ranch South Covenants, Conditions and Restrictions (CC&Rs).
2. **M3 Ranch South Development Plan:** means Exhibit C-1 of these PD regulations that establish and delineate the boundaries of M3 Ranch South as well as land use sub-districts.
3. **Masonry:** means the following finishes: brick, stone, or man-made stone.
4. **Residential Product:** means the different varieties of residential lots that can be constructed in M3 Ranch South.

SECTION 3. APPLICABILITY AND RULES OF CONSTRUCTION

1. All development on land located within the boundaries of M3 Ranch South must adhere to the rules and regulations set forth in these M3 Ranch South Planned Development District Standards. All development plans recorded hereunder shall limit and control all building permits.
2. Except as provided by these M3 Ranch South Planned Development District Standards, development within M3 Ranch South is governed by the applicable City regulations. In the event of any conflict or inconsistency between these M3 Ranch South Planned Development District Standards and the applicable City regulations, the terms and provisions, of these M3 Ranch South Planned Development District Standards shall control.
3. The proposed development will be in complete accordance with the provisions of the approved Planned Development District and that all approved Development Plans shall be binding upon the applicant thereof, his successors and assigns, and shall limit and control all building permits.

SECTION 4. CREATION OF DISTRICTS

1. Residential District (R)

Any of the following products are allowable within the Residential District in accordance with the M3 Ranch South Planned Development District Standards. The Residential Districts are shown on Exhibit C-1.

A. Residential Product 2

Residential Product 2 is established for areas of low-density residential use and associated uses. The minimum lot size for the Residential Product 2 is 8,400 square feet.

B. Residential Product 3

Residential Product 3 is established for single-family residential purposes and associated uses on lots with a minimum area of 7,200 square feet.

C. Residential Product 4

Residential Product 4 is established for single-family residential purposes and associated uses on lots with a minimum area of 6,000 square feet.

SECTION 5. PERMITTED USES

1. **Residential District.** The permitted uses in the Residential District shall be single-family detached dwelling units as described in Section 4.1 of the M3 Ranch South Planned Development District Standards.

SECTION 6. BULK STANDARDS

1) Residential District

Development within the Residential District must comply with the following development standards table.

Detached Residential Products

Products	Min. Lot Area (sq. ft.)	Min. Floor Area (sq. ft.)	Max. Lot Coverage	Min. Lot Width (feet)	Min. Lot Depth (feet)	Min. Front Yard (feet)	Min. Interior Side Yard (feet)	Min. Exterior Side Yard (feet)	Min. Rear Yard (feet)	Max. Height (feet)
2	8,400	2,200	55%	70	120	25	5	15	15	35
3	7,200	2,000	55%	60	120	25	5	15	15	35
4	6,000	1,800	55%	50	120	25	5	15	15	35

No additional side yard is required for units with more than one story.

Corner lots must be at least 10-feet wider than the minimum lot width for the product type.

SECTION 7. RELATIONSHIP TO SUBDIVISION STANDARDS

1. Unless specifically addressed in these regulations, the Subdivision Regulations for the City of Mansfield will govern the subdivision of land and construction of public improvements in M3 Ranch South.
2. Non-standard street sections must be approved by the City Engineer.
3. Any approved preliminary or final plat must substantially conform to the applicable approved Development Plan.
4. Maximum block lengths will be 1,200 ft.

SECTION 8. GENERAL DESIGN STANDARDS

1. M3 Ranch South Covenants, Conditions and Restrictions

A. In General.

The General Design Standards in this section must be read in conjunction with the M3 Ranch Covenants, Conditions and Restrictions (M3 Ranch CC&R's) which will be expanded to include the M3 Ranch South area. The City of Mansfield is not responsible for the enforcement of the M3 Ranch CC&R's.

B. Mandatory Owners Association.

A mandatory owners association will be responsible for the maintenance of the private amenities and common areas including but not limited to screening walls and fences, including the parkway between a screening wall or fence and the street; landscaping; roundabouts, medians, amenity centers, enhanced entryway features including monuments, signage and any non-standard pavement, and alleys. The owners' association and associated documents shall be filed in accordance with the City of Mansfield policies. These documents must be reviewed by the City Attorney prior to filing the final plat. The documents shall be filed with the final plat at Tarrant County when deemed necessary by the attorney. The documents shall be submitted in a timely manner to allow for a minimum 60 days review. Failure to submit the documents or incomplete documents may result in a delay of construction, acceptance of the subdivision or delay in approval of a building permit. The City does not accept the responsibility for any delays in construction, approval or acceptance of the subdivision caused by the failure to submit the association documents or the inaccuracy of the documents.

2. General Residential Planning Standards

A. Except as provided, single family structures in the Residential District must comply with exterior construction materials in Section 4600(C) and Architectural Attributes in Section 4600(D).

B. Notwithstanding any provision of Section 4600(D) to the contrary,

(i) For lots with a lot width equal to 70 feet or greater,

- (a) A minimum of 20 percent of such lots shall contain a J-Swing or side entry orientation of the garage door.
 - Type 1 lots fronting onto street type C-1 will not constitute as houses necessary to meet the 20% J-swing requirement. J-swing products will be distributed throughout the development.

(b) All other such lots may have front entry garage door orientation.

(ii) All lots with lot width less than 70 feet may have front entry garage door orientation.

3. **Public Utilities**

All public utilities in the M3 Ranch South PD District must be installed in accordance with the City of Mansfield Zoning and Subdivision Ordinances, and any future amendments thereof.

4. **Transportation Network**

A. Street Connectivity and Open Space

1. All streets shall provide accessible sidewalks or trails as shown on Exhibit C-3.
2. Trails and open space must comply with the general location and amount of trail and open space shown in the Open Space and Trail Plan Exhibits.
3. Neighborhood access to open space must be accommodated in the design of the transportation network.
4. All sidewalks shall have a minimum width of five (5) feet or wider as depicted on Exhibit D-1.
5. Streets must be constructed in compliance with the Exhibit C-3.

B. Intersections

1. Design elements, which may be incorporated where feasible in the specific intersection design, include wide crosswalk striping, special paving treatments, and median “refuge islands,” and sidewalk bulb-outs and must be approved by the City Engineer.
6. **Parking.** Parking must comply with the City of Mansfield zoning ordinance, as amended.
 7. **Setback from Gas Wellhead.** All houses will be setback at least 250 feet from a natural gas wellhead.
 8. **Landscaping.** Except as provided herein, landscaping and screening must comply with the City of Mansfield zoning ordinance, as amended.
 - A. Screening must be provided in the character of materials and style as shown on the Neighborhood Entry and Lot Screening Exhibits.
 - B. Lots 50-feet in width or wider must provide two trees with a minimum diameter of 3.5 inches. At least one tree must be planted in the front yard. These trees are to be specified by developer but installed by builder and are to be consistent with other landscape trees along the thoroughfare.
 - C. Trees and shrubs must be selected from the Recommended Plat List in Section 7300 of the City of Mansfield Zoning Ordinance.

9. **Signage.** Except as provided herein, signage must comply with the City of Mansfield zoning ordinance, as amended.
 - A. Entry signage for the main entry points into the M3 Ranch South Development and entry signage at the entry points on residential street must be generally provided in the character illustrated in the Entry Features and Signage Exhibits.
 - B. Subdivision Entrance Signs may be lighted.
10. **Accessory structures.** Accessory structures on residential lots must comply with City of Mansfield Zoning Ordinance, as amended, except that accessory structures on lots of less than 6,000 square feet in area shall be limited to a maximum of 120 area square feet.
11. **Recreation Amenities in the Residential Neighborhoods.** M3 Ranch South will have access and utilize the Recreation Amenities being provided in M3 Ranch.
12. **Gas Pad Screening.** All paved areas within gas pad sites will be screened with the following:
 - A. An ornamental metal fence at least eight (8) feet in height
 - B. A metal gate at least eight feet in height at any access road leading into the gas pad site.
 - C. A double row of dense evergreen plantings, each row staggered, to form a solid screen that is at least eight (8) feet tall at the time of planting. The evergreen plantings may be located inside the fence (within 5 ft) if there is no room to plant the evergreen plantings outside of the fence.
 - D. If a berm is provided (at a minimum of (2) two feet in height) in the location of the evergreen shrubs, the height of the evergreen shrubs may be reduced to a minimum of six (6) feet in height at the time of planting.
 - E. The evergreen shrubs must be from the city's approved plant list.
 - F. The landscaping must be installed on a permanent irrigation system.

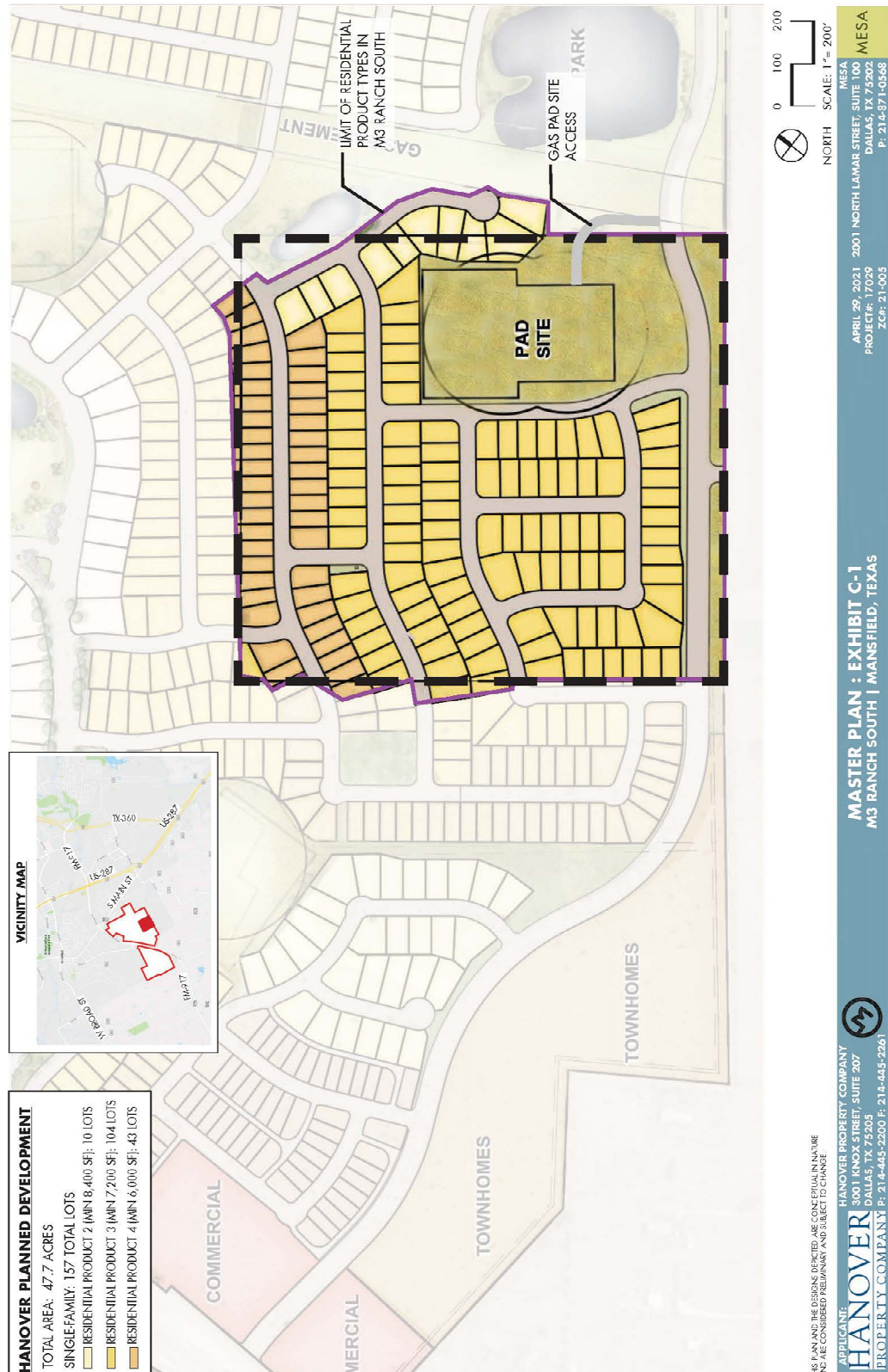
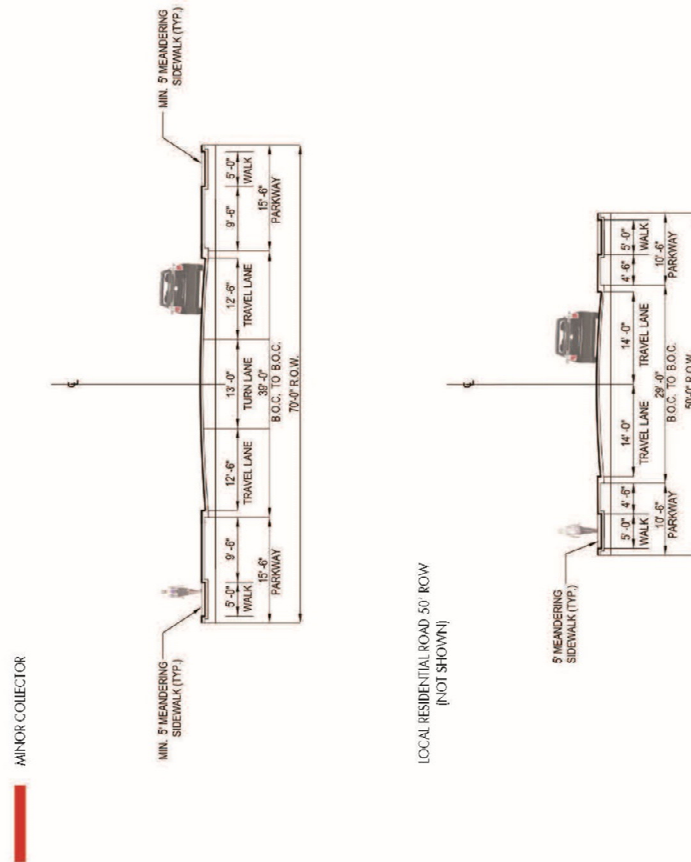
Exhibit C-1: M3 Ranch South Master Plan

Exhibit C-2: Thoroughfare Plan

Exhibit C-3: Thoroughfare Street Section



THIS PLAN AND THE DESIGNS DIRECTED ARE CONCEPTUAL IN NATURE AND ARE CONSIDERED PRELIMINARY AND SUBJECT TO CHANGE.

APPLICANT: **HANOVER** PROPERTY COMPANY
 9001 KNOX STREET, SUITE 207
 DALLAS, TX 75205
 P: 214-445-2200 F: 214-445-2261

APRIL 29, 2021 2001 NORTH LAMAR STREET, SUITE 100
 PROJECT: 17029
 ZC# 21-005

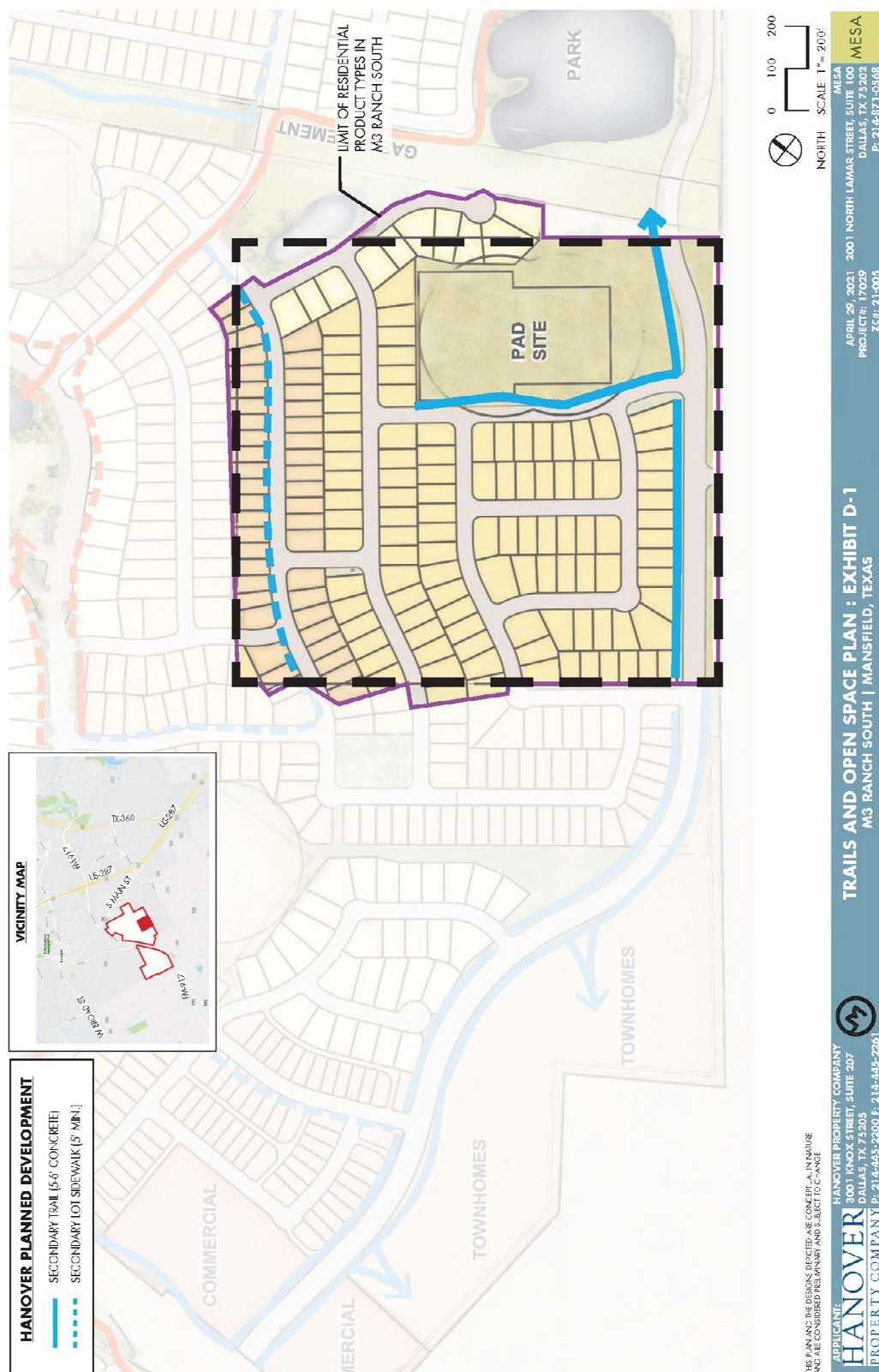
MESA
 DALLAS, TX 75202
 P: 214-871-0548

THOROUGHFARE STREET SECTION : EXHIBIT C-3
 M3 RANCH SOUTH | MANSFIELD, TEXAS

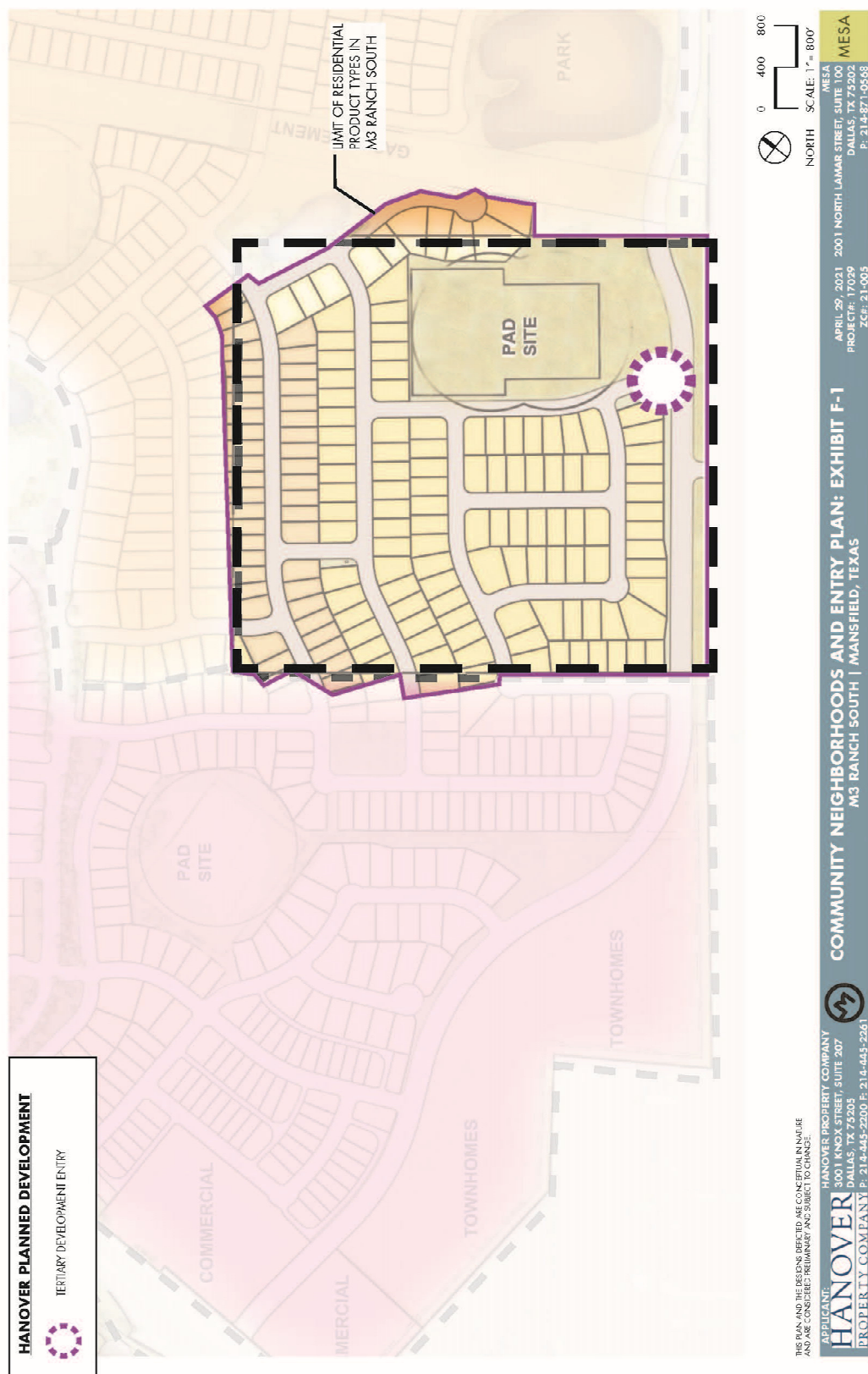
C-4 Context Map



D-1 Trails and Open Space Plan



F-1 Community Neighborhoods and Entry Plan



F-2 Secondary Development Entry Plan



F-3 Screening Options

Exhibit G: Phasing Plan



CITY OF MANSFIELD

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

STAFF REPORT

File Number: 21-4114

Agenda Date: 6/7/2021

Version: 1

Status: Consideration

In Control: Planning and Zoning Commission

File Type: Plat

Title

SD#21-014: Final Plat of Lots 1-2, Block 1, Saenz Estates, being 3.03 acres located on the north west corner of Cordes Road and Howell Drive; Texas Surveying Inc., surveyor and Erick and Myra Saenz, owners

Description/History

The purpose of this plat is to create 2 residential lots in Johnson County, Mansfield Extra Territorial Jurisdiction. Lot 1 has an existing manufactured home on it that will remain and a new home will be built on Lot 2.

The owner is dedicating 35 feet of right-of-way for Howell Drive and 35 feet of right-of-way for Cordes Drive. The total right-of-way dedication is approximately 0.484 acres of land.

The Subdivision Control Ordinance requires a corner lot to be at least 15-feet wider than the adjacent lot. Lot 1, the corner lot, is approximately 128 feet wide. Lot 2 is approximately 200' wide. Although Lot 2 is wider, Lot 1 still has sufficient width to meet the intent of the ordinance.

Although the digital copy of the plat in the Commission's packet does not have signatures, the filing copy has been signed.

Recommendation

Staff believes that Lot 1 has adequate width to accommodate the existing residence on the property and that to require additional width is unreasonable. Staff recommends approval of the plat with the variance.

Attachments

Final Plat

Location Map

NOTES:

1) No abstract of title or title commitment was provided to this surveyor, record research done by this surveyor was made only for the purpose of determining the boundary of this property and of the adjoining parcels. Record documents other than those shown on this survey may exist and encumber this property.

2) Currently this tract appears to be located within one or more of the following areas:
Special Flood Hazard Area, Zone "AE" - Area determined to be within the 1% annual chance (100-year) Special Flood Hazard Area - With Base Flood Elevation (BFE)

Special Flood Hazard Area, Zone "AE" Regulatory Floodway

Special Flood Hazard Area, Shaded Zone "X" - 0.2% annual chance flood hazard (500-year); areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile

Other Areas of Flood Hazard, Zone "X" - Areas of minimal flood hazard

According to the F.I.R.M. Community Panel Map No. 4825IC0100J, dated December 4, 2012; for up to date flood hazard information always visit the official F.E.M.A. website at FEMA.gov.

- 3) All corners are Set 1/2" Capped Iron Rods (TEXAS SURVEYING, INC.), unless otherwise noted.
- 4) 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.

JOHNSON COUNTY/MANSFIELD ETJ NOTES:

- 1) Blocking the flow of water or constructing improvements in the drainage easements, and filling or obstruction of the floodway is prohibited.
- 2) The existing creeks or drainage channels traversing along or across this addition will remain as open channels and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to drainage courses along or across the lots.
- 3) Johnson County will not be responsible for the maintenance and operations of said drainage ways or for the control of erosion.
- 4) Johnson County will not be responsible for any damage, persona injury or loss of life or property occasioned by flooding or flood conditions.
- 5) On-site sewage facility performance cannot be guaranteed even though all provisions of the Rules of Johnson county, Texas for Private sewage Facilities are complied with.
- 6) Inspection and/or acceptance of a private sewage facility by the Public Works Department shall indicate only that the facility meets minimum requirements and does not relieve the owner of the property from complying with County, State, Federal regulations. Private Sewage Facilities, although approved as meeting minimum standards, must be upgraded by the owner at the owner's expense if normal operation of the facility results in objectionable odors, if unsanitary conditions are created, or if the facility when used does not comply with governmental regulations.
- 7) A properly designed and constructed private sewage facility system, in suitable soil, can malfunction if the amount of water it is required to dispose of is not controlled. It will be the responsibility of the lot owner to maintain and operation the private sewage facility in a satisfactory manner.
- 8) Any public utility, including Johnson County, shall have the right to move and keep moved all or part of any buildings, fences, trees, shrubs, other growths or improvements which in any way endanger or interfere with the construction or maintenance or efficacy of its respective systems in any of the easements shown on the plat; and any public utility, including Johnson County, shall have the right at all times of ingress and egress to and from said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.

LINE	BEARING	DISTANCE
LI	S 74°29'32" E	20.98'



Approved by the City of Mansfield

20____
Approved by: P & Z Commission Chairman

20____
Attest: Planning & Zoning Secretary

Filed for record _____, 20__

Plat recorded in:

Instrument# _____

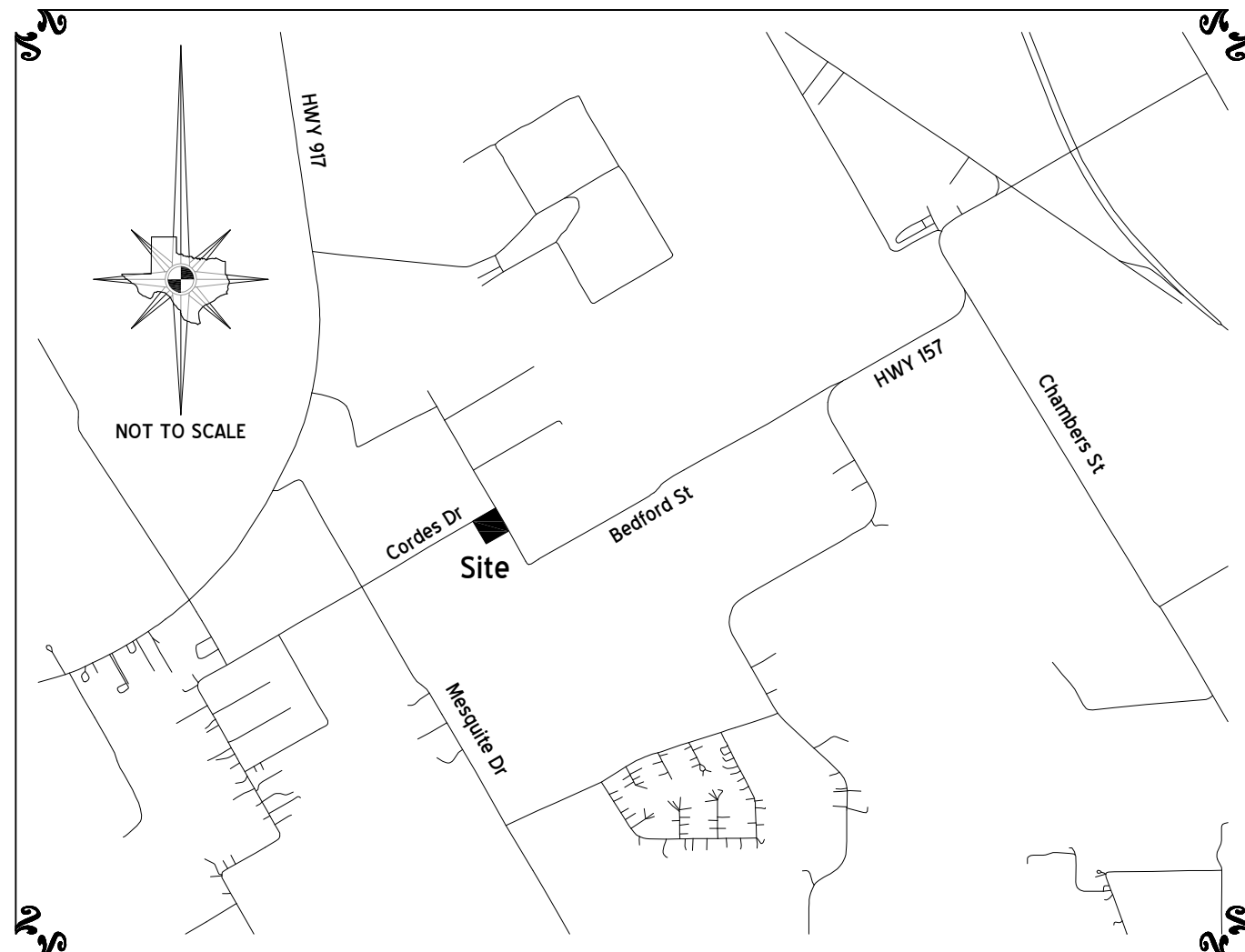
Drawer _____ Slide _____

County Clerk, Johnson County, Texas

Deputy Clerk

AFTER RECORDING, RETURN TO:

City of Mansfield
1200 E Broad St
Mansfield, TX 76063



STATE OF TEXAS
COUNTY OF JOHNSON

Whereas Erick Saenz and Mayra Saenz, Being the owners of a 3.003 acres tract of land out of the A. HOWELL SURVEY, ABSTRACT No. 416, Johnson County, Texas; being all of that certain tract conveyed to Saenz in Doc# 2019-14522, Real Property Records, Johnson County, Texas; and being further described by metes and bounds as follows:

The following Bearings, Distances, and/or Areas derived from GNSS observations performed by Texas Surveying, Inc. and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202 (GRID).

BEGINNING at a point in Howell Drive and in the southwest line of that called 55.61 acres tract described in Doc# 2014-25753, for the easterly and beginning corner of this tract. WHENCE the southeast corner of said A. HOWELL SURVEY is called by deed to bear N 29°35'00" W 1245.7 feet.

THENCE S 60°09'05" W at 24.05 feet pass a found 1/2" capped iron rod at the northeast corner of Lot 3, Block 1, BLUEBONNET PARK ESTATES, as recorded in Doc# 2020-101, in all 353.33 feet to a found 1/2" iron rod at the southeast corner of that called 0.54 acre tract described in Doc# 2015-25237, for the southerly corner of this tract.

THENCE N 30°07'50" W along the east line of said 0.54 acre tract at 339.93 feet pass a found 1/2" capped iron rod, in all 365.08 feet to a point in Cordes Drive, for the westerly corner of this tract.

THENCE N 59°52'10" E 361.50 feet along said Cordes Drive to a point at the intersection of said Cordes Drive and said Howell Drive, for the northerly corner of this tract.

THENCE S 28°51'14" E 366.91 feet along said Howell Drive to the POINT OF BEGINNING.

Surveyors Certificate

KNOW ALL MEN BY THESE PRESENTS:

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

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

Kyle Rucker, Registered Professional Land Surveyor No. 6444
Texas Surveying, Inc. - Weatherford Branch
104 S. Walnut Street, Weatherford, TX 76086
weatherford@txsurveying.com - 817-594-0400
Field Date: December 2020 - JN201251-P

Now therefore know all men by these presents:

That, Erick Saenz and Mayra Saenz, Being the sole owner of the above described parcel, acting by and through the undersigned, does hereby adopt the herein above described property as Lots 1-2, Block 1, Saenz Estates, Johnson County, Texas and does dedicate to the public use the streets and easements as shown thereon.

Witness, my hand, this the _____ day of _____, 2021.
By: _____

Owner/Trustee

Owner/Trustee

State of Texas

County of _____

Before me, the undersigned authority, 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 above and foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office on this the ____ day of _____, 2021.

Notary public in and for the State of Texas

State of Texas

County of _____

Before me, the undersigned authority, 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 above and foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office on this the ____ day of _____, 2021.

Notary public in and for the State of Texas

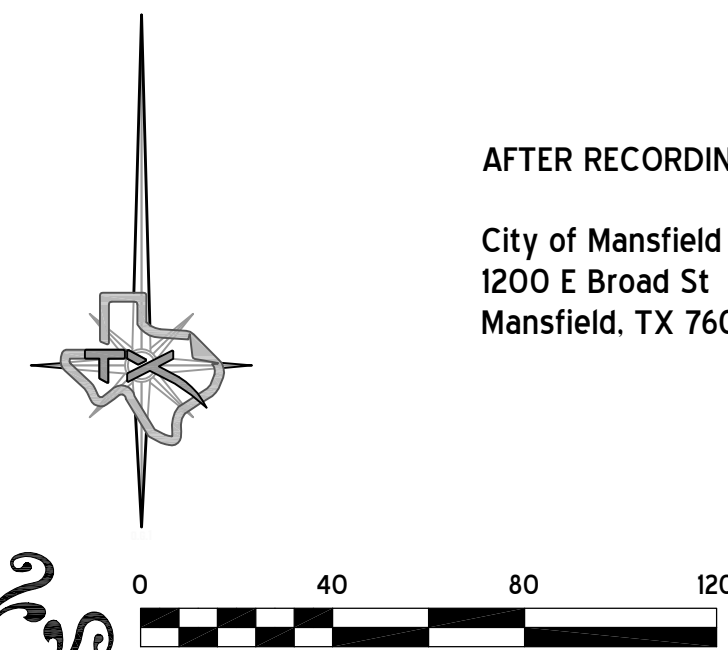
FINAL PLAT
Lots 1 - 2, Block 1
Saenz Estates

3.003 Acres out of the A. Howell Survey,
Abstract No. 416, Johnson County, Texas.
2 Lots
May 2021

SD#21-014

SURVEYOR:
Kyle Rucker, R.P.L.S.
104 S. Walnut ST.
Weatherford, TX 76086
817-594-0400
kyle@txsurveying.com

OWNER/DEVELOPER:
Erick Saenz and Mayra Saenz
18101 Bellegrove Road
Burleson, TX 76028
ramirez.mayra91@yahoo.com





SD#21-014

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.

6/1/2021