

M3 Ranch Planned Development District Standards Table of Contents

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Exhibit B

M3 Ranch Planned Development District Standards

SECTION 1. PURPOSE AND INTENT

M3 Ranch is a 714.5-acre master-planned mixed-use community intended to allow for a mixture of residential and non-residential development including, a range of single-family residential housing options, as well as townhouses, school sites and commercial areas. M3 Ranch will offer a variety of residential products that will provide a broad-range of distinctive and varied home sites.

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 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. The terms defined below are specific to M3 Ranch.

1. **Architectural Review Committee:** means the Architectural Review Committee created in the M3 Ranch Covenants, Conditions and Restrictions (CC&Rs).
2. **Commercial Uses:** means any use permitted in the C-2, Community Business District in the City of Mansfield Zoning Ordinance, and any future amendments thereof. It does not include any C-2 use that requires a Specific Use Permit, unless a Specific Use Permit is obtained in accordance with Section 6100 of the City of Mansfield Zoning Ordinance.
3. **M3 Ranch Development Plan:** means Exhibit C-1 of these PD regulations that establish and delineate the boundaries of M3 Ranch as well as land use sub-districts.
4. **Masonry:** means the following finishes: brick, stone, or man-made stone.
5. **Residential Product:** means the different varieties of residential lots that can be constructed in M3 Ranch.

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SECTION 3. APPLICABILITY AND RULES OF CONSTRUCTION

1. All development on land located within the boundaries of M3 Ranch must adhere to the rules and regulations set forth in these M3 Ranch Planned Development District Standards. All development plans recorded hereunder shall limit and control all building permits.
2. Except as provided by these M3 Ranch Planned Development District Standards, development within M3 Ranch is governed by the applicable City regulations. In the event of any conflict or inconsistency between these M3 Ranch Planned Development District Standards and the applicable City regulations, the terms and provisions, of these M3 Ranch 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. Commercial District (C)

As shown on Exhibit C-1, the Commercial District is located adjacent to FM 917 that bisects the M3 Ranch Planned Development District. The development in the C district will include commercial and retail uses. All development in the Commercial District must comply with the City of Mansfield's Zoning Ordinance governing development in the C-2 District, and any future amendments thereof.

2. Townhouse District (TH)

The Townhouse Districts are shown on Exhibit C-1. The Townhouse Districts are located at the edges of M3 Ranch and serve to offer a transition between the commercial uses along FM 917 as well as the future land uses outside of the Property and the single-family detached districts interior to M3 Ranch.

3. Residential District (R)

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

A. Residential Product 1

Residential Product 1 is established to allow for areas of low-density residential use and associated uses. The lots are a minimum of 9,600 square feet. The Residential Product 1 is appropriate where low density residential development is desired.

B. 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.

C. 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.

D. 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.

E. Residential Product 5

Residential Product 5 is established for single-family residential purposes and associated uses on lots with a minimum area of 4,400 square feet. All homes in this district must be served with an alley.

SECTION 5. PERMITTED USES

1. **Commercial District.** The permitted uses in the Commercial District shall be those uses allowed in the C-2, Community Business District in the City of Mansfield Zoning Ordinance. It shall not include any C-2 use that requires a Specific Use Permit, unless a Specific Use Permit is obtained in accordance with Section 6100 of the Zoning Ordinance.
2. **Townhouse.** The permitted uses in the Townhouse District shall be single-family attached townhouses and uses allowed in the C-2 and SF-9.6/20 Districts. It shall not include any C-2 use that requires a Specific Use Permit, unless a Specific Use Permit is obtained in accordance with Section 6100 of the Zoning Ordinance.
3. **Residential District.** The permitted uses in the Residential District shall be single-family detached dwelling units as described in Section 4.3 of the M3 Ranch 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)
1A	10,400	2,500	50%	80	130	30	7	15	20	35
1B	9,600	2,400	50%	80	120	25	7	15	15	35
2	8,400	2,000	55%	70	120	25	5	15	15	35
3	7,200	1,900	55%	60	120	25	5	15	15	35
4	6,000	1,800	55%	50	120	25	5	15	15	35
5	4,400	1,200	55%	40	110	12	5	15	20	35

A- For lots that have garage access from an alley in the rear of the lot

B- For lots that have access from a street in the front of the lot.

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.

2) Townhouse District

Townhouse development within the Townhouse District must comply with the following development standards table. Maximum density for townhouse development is 12.5 dwelling units per acre.

Min. Lot Area	Min. Floor Area	Max. Lot Coverage	Min. Lot Width	Min. Lot Depth	Min. Front Yard	Min. Side Yard	Min. Garage Side Yard (alley access)	Min. Rear Yard	Min. Garage Rear Yard (alley access)	Max. Height	Max. units per building
2,200 sq. ft.	1,300 sq. ft.	80%	20'	80'	10'*	0-5'	0-5'	10'*	7'	35'	8

*In this district all garage doors must be at least 20 feet from the property line.

3. Commercial District

Development in the Commercial District must comply with the City of Mansfield's Zoning Ordinance governing development in the C-2 District, and any future amendments thereof.

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.
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 with the exception of the portion of the property abutting the Riverwalk subdivision.

SECTION 8. GENERAL DESIGN STANDARDS

1. M3 Ranch 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). 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,

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- (a) Except where a garage is accessed by an alley, a minimum of 20 percent of such lots shall contain a J-Swing or side entry orientation of the garage door.
- (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. **Townhouse District Planning Standards**

- A. Development within Townhouse District must comply with exterior construction materials in Section 4600(B)(2).
- B. Garage doors must be architecturally compatible with the main buildings as determined by the M3 Ranch Architectural Control Committee.
- C. All townhouse structures shall have a minimum roof pitch of 4/12.
- D. Principal access to townhouse developments shall be restricted to minor collector or larger streets. The primary connection from such access to major collectors or larger streets shall not pass through any street that is bordered on both sides by one of the Single-Family Residential Districts or a combination of those districts.
- E. No townhouse structure shall exceed three hundred (300) feet in length.
- F. No boats, motor homes, trailers, recreational vehicles, motor homes, towed trailers or similar vehicular equipment shall be parked or stored on the property of any townhouse development.

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4. **Public Utilities**

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

5. **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.
6. Residential streets depicted in Exhibit C may be gated, provided that all streets in a gated community are private streets.

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B. Intersections

1. Roundabouts may be allowed in M3 Ranch. The M3 Ranch Architectural Control Committee and the City Engineer of the City of Mansfield must approve the location and design of a roundabout.
2. 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 residential structures must comply with the minimum setbacks from a natural gas wellhead required by the City’s Fire Code, as amended.
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. The required buffer for Townhouse District is 10-feet.
 - C. If a Residential District abuts an industrially-zoned property that is used, or will be used for a school, the BY10 Buffer yard and SD6 Screening will be required.
 - D. Where a Townhouse District abuts a Residential District, a BY20 Buffer yard and SD6 Screening is required.
 - E. 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.
 - F. Lots with a width of 50-feet or less and Townhouse lots must provide one tree with a minimum of 4 caliper inches in the front yard.

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G. 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 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 will have extensive open space areas throughout the development. Some of the open space areas will be passive in nature and others will be more active/recreational. The development will include at least one recreation facility for each 250 lots or portion thereof. Some open space areas may have more than one recreation facility within the area. A recreation facility will have at least one (1) of the following:

- A. Swimming pool
- B. Pond with aerator or fountain
- C. Open air pavilion
- D. Amphitheatre sitting area with paved and/or covered stage area.
- E. Boat dock
- F. Outdoor living area with fire pit and/or bar-b-que area
- G. Trails
- H. Playground
- I. Open game/play fields
- J. Common green areas or open spaces
- K. Lighted sport courts

- L. Playgrounds
- M. Plus additional elements if approved by the Director of Planning that meet the intent of this paragraph.

12. **Gas Pad Screening.** All paved areas within gas pad sites will be screened with the following:

- A. An ornamental metal fence at least six (6) 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.
- 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.

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Exhibit C-1: M3 Ranch Master Plan

Exhibit C-2: Thoroughfare Plan

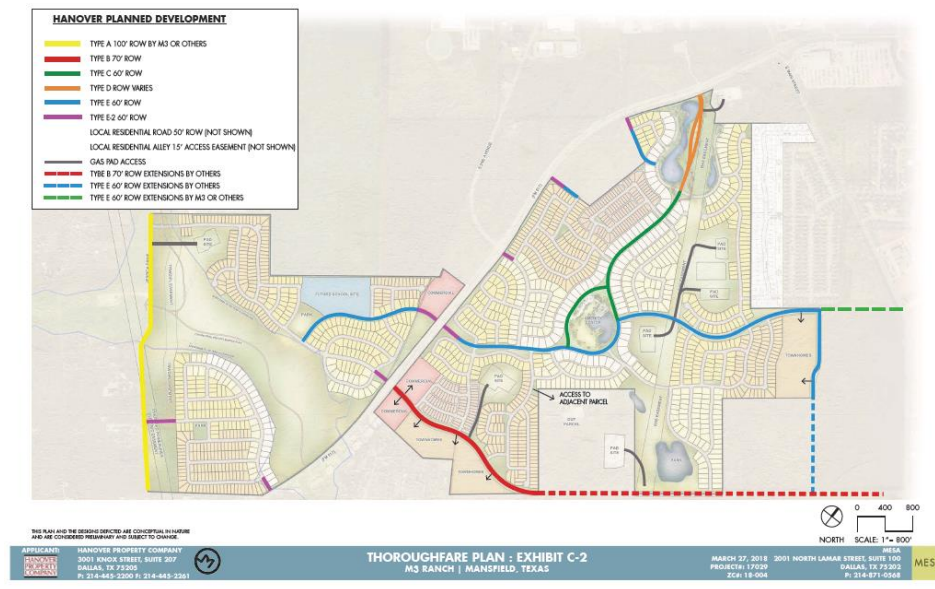
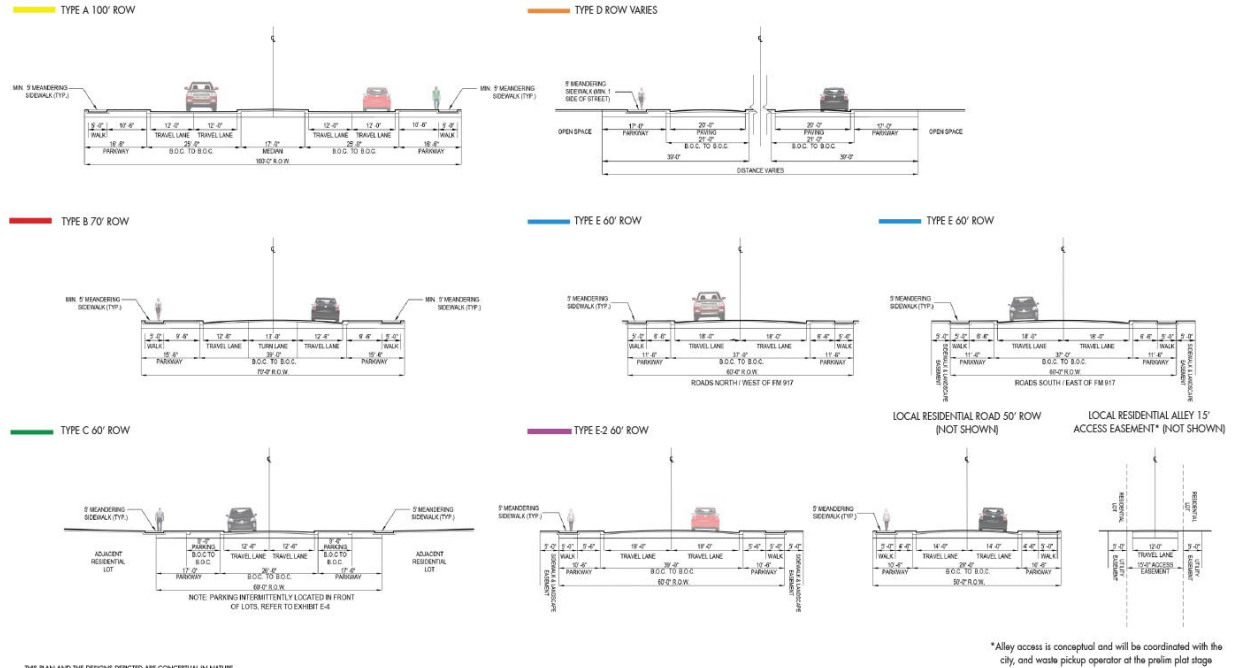


Exhibit C-3: Thoroughfare Street Section

Exhibit C-3: Thoroughfare Street Section



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

APPLICANT: HANOVER PROPERTY COMPANY
3001 KNOX STREET, SUITE 207
DALLAS, TX 75205
P: 214-445-2200 F: 214-445-2261



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

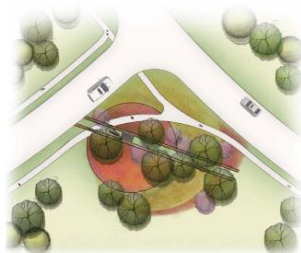
MAY 8, 2018 2001 NORTH LAMAR STREET, SUITE 100
PROJECT#: 17029 DALLAS, TX 75205
ZC#: 18-004 P: 214-671-0368

MESA

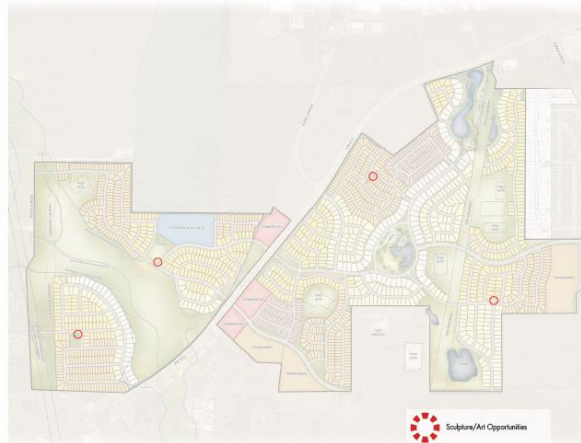
C-4 Context Map



D-2 Sculpture and Art Opportunities



Example Sculpture Concept Plan



THIS PLAN AND THE DESIGNED OFFICES ARE CONCEPTUAL IN NATURE AND ARE SUBJECT TO CHANGE

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DALLAS, TX 75205
P: 214-643-2200 F: 214-643-2261



SCULPTURE/ART OPPORTUNITIES : EXHIBIT D-2
M3 RANCH | MANSFIELD, TEXAS

MARCH 27, 2018 3001 NORTH LAMAR STREET, SUITE 100
PROJECT: 17029 DALLAS, TX 75205
ZC# 18-004 P: 214-871-0568

MESA

D-3 Conceptual Central Amenity Node—Plan View



D-4 Conceptual Amenity Center—Plan View



THIS PLAN AND THE DESIGN SERVICES ARE CONCEPTUAL IN NATURE
AND ARE NOT BEING PRESENTED AS A GUARANTEE OF RESULTS

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DALLAS, TX 75205
P: 214-445-2200 F: 214-445-2261



CONCEPTUAL CENTRAL AMENITY NODE - ILLUSTRATIVE RENDERING -
EXHIBIT D-4
M3 RANCH | MANSFIELD, TEXAS

REVISION: 07/2018, 2001 NORTH LAMAR STREET, SUITE 100
PROJECT#: 17029
ZCH: 18-004

MESA
DALLAS, TX 75205
P: 214-871-0568

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D-5 Character Example—Architectural Themes



THIS PLAN AND THE DESIGN OBJECTS ARE CONCEPTUAL IN NATURE
AND ARE CONSIDERED PRELIMINARY AND SUBJECT TO CHANGE

APPLICANT: HANOVER PROPERTY COMPANY
3001 KNOX STREET, SUITE 207
DALLAS, TX 75205
P: 214-643-2200 F: 214-643-2281

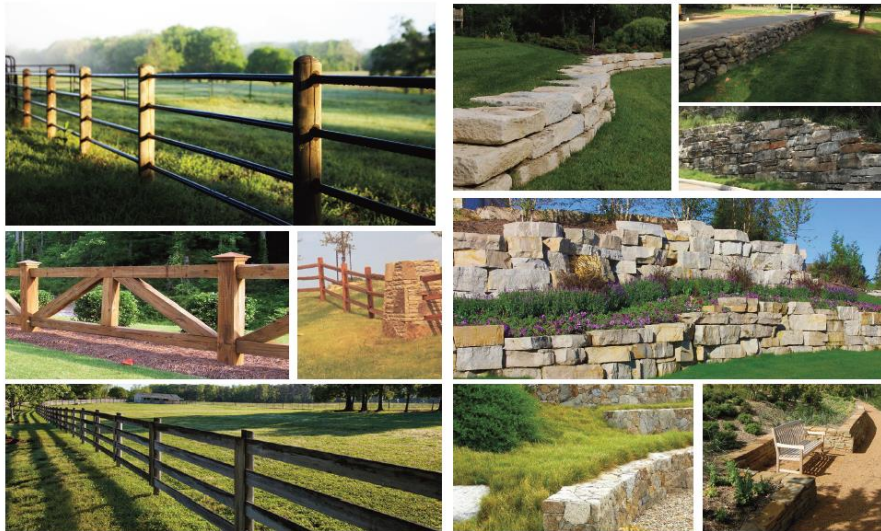


CHARACTER EXAMPLE - ARCHITECTUAL THEMES : EXHIBIT D-5
M3 RANCH | MANSFIELD, TEXAS

MESA
MARCH 27, 2018 3001 NORTH LAMAR STREET, SUITE 100
PROJECT: 17609 DALLAS, TX 75205
ZC# 18-004 P: 214-871-0568



D-6 Character Example—Walls and Fences



THIS PLAN AND THE DESIGN SHOWN ARE CONCEPTUAL IN NATURE AND ARE NOT CONSIDERED PERMANENT AND SUBJECT TO CHANGE.

APPLICANT: HANOVER PROPERTY COMPANY
3001 KNOX STREET, SUITE 207
DALLAS, TX 75205
P: 214-643-2200 F: 214-643-2261



CHARACTER EXAMPLE - WALLS AND FENCES : EXHIBIT D-6
M3 RANCH | HANFIELD, TEXAS

MARCH 27, 2018 3001 NORTH LAMAR STREET, SUITE 100
PROJECT: 17P09 DALLAS, TX 75205
ZC# 18-004 P: 214-871-0568



D-7 Character Example—Landscape Character



THIS PLAN AND THE DESIGN OBJECTS ARE CONCEPTUAL IN NATURE AND ARE NOT CONSIDERED REPRESENTATIVE AND SUBJECT TO CHANGE.

APPLICANT: HANOVER PROPERTY COMPANY
3001 KNOX STREET, SUITE 207
DALLAS, TX 75201
P: 214-643-2200 F: 214-643-2261



CHARACTER EXAMPLE - LANDSCAPE CHARACTER : EXHIBIT D-7
M3 RANCH | MANSFIELD, TEXAS

MARCH 27, 2018 3001 NORTH LAMAR STREET, SUITE 100
PROJECT: 17609 DALLAS, TX 75205
ZC# 18-004 P: 214-871-0568



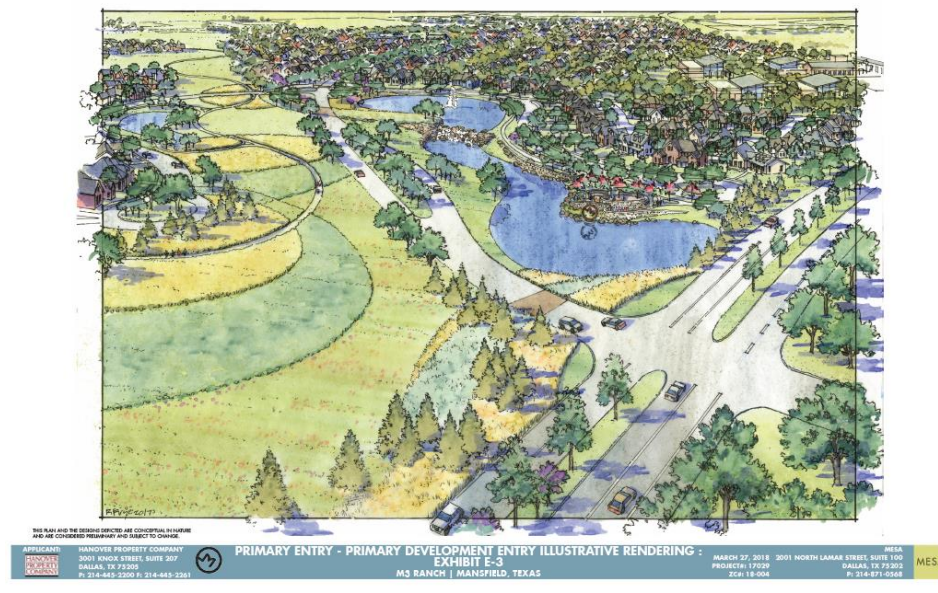
E-1 Primary Entry Conceptual Elevation View



E-2 Primary Entry Conceptual Plan View



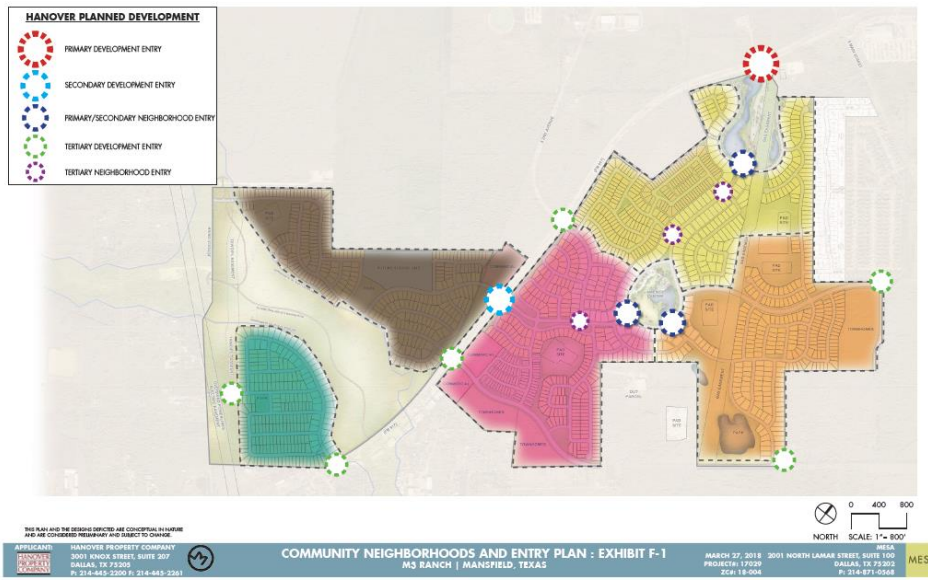
E-3 Primary Development Entry



E-4 Entry Boulevard



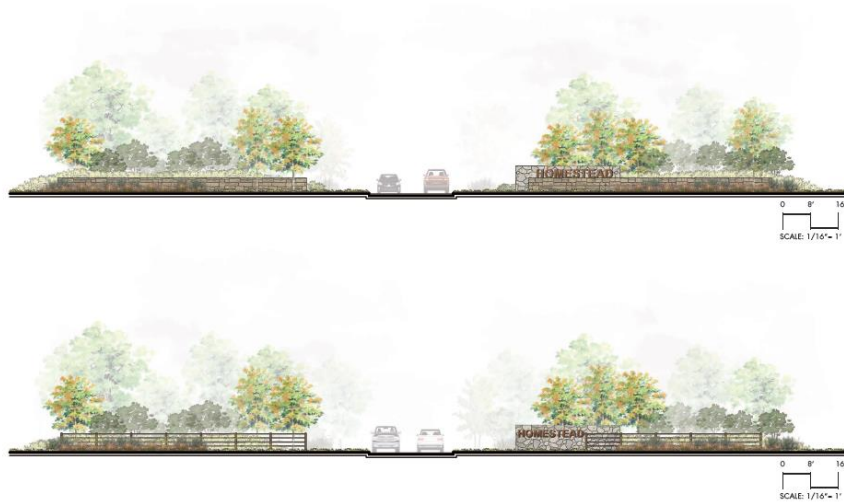
F-1 Community Neighborhoods and Entry Plan



F-2 Secondary Development Entry Plan



F-3 Primary/Secondary Neighborhood Entry Monuments



THIS PLAN AND THE DESIGNED OBJECTS ARE CONCEPTUAL IN NATURE AND ARE NOT CONSIDERED REPRESENTATIVE AND SUBJECT TO CHANGE.

APPLICANT: HANOVER PROPERTY COMPANY
3001 KNOX STREET, SUITE 207
DALLAS, TX 75205
P: 214-643-2200 F: 214-643-2261



PRIMARY/SECONDARY NEIGHBORHOOD ENTRY MONUMENTS :
EXHIBIT F-3
M3 RANCH | MANSFIELD, TEXAS

DESIGN: MARCH 27, 2018 3001 NORTH LAMAR STREET, SUITE 100
PROJECT: 17099 DALLAS, TX 75205
ZC#: 18-004 P: 214-871-0568

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F-4 Tertiary Neighborhood Entry



F-5 Screening Options

Exhibit G: Phasing Plan

