

Mr. Andrew Bogda
Planner
City of Mansfield, TX

August 9, 2019

RE: Response to DRC Comments to Watson Branch PD – Second Hearing of Zoning Case ZC19-005.

Mr. Bogda,

In review of the revised Watson Branch PD document prior to the Second Hearing at City Council scheduled for August 12th, City Staff provided comments related to unaddressed items from the previous Council Hearing. While we have addressed many Staff and Councils' concerns to the best of our ability, some of the revisions were omitted from the PD document that was submitted for the Second Hearing. The following is a summary of the additional revisions that we have agreed to include in the PD prior to its submittal for the final Council Hearing:

- Added requirement for 1 sit-down, full-service restaurant.
- Senior Cottages have been deleted from Tables 3.2 and 3.3
- Added maximum density calculations to Table 3.2: 26.6 units/acre in Zones 1 & 2 and 6.25 units/acre in Zones 3 & 4.
- Added line in Table 3.3 to identify the minimum setback to porch/stoop of 5'.
- Added a fire lane to Figure 4.2 and a note requiring Fire Marshall approval of access to the northernmost site.
- Added Figure 5.3 showing the engineered alignment of the trail. Realty Capital will be working with the Parks Department on the appropriate amenities.
- Revised Section 2.G.2 to require City Council approval of Site Plans.

We hope Staff and Council finds these additional revisions adequate and satisfactory in addressing the stated comments and concerns. We apologize for the inconvenience of these being absent from the document prior to its submittal but thank staff for the opportunity to remedy these items. Please let us know if you have any questions and thank you for your consideration.

Sincerely,

Tim Coltart
Managing Partner
Realty Capital Management, LLC