

M3 Ranch South Planned Development District Standards Table of Contents

<u>Section</u>	<u>Page</u>
SECTION 1. PURPOSE AND INTENT	3
SECTION 2. DEFINITIONS	3
SECTION 3. APPLICABILITY AND RULES OF CONSTRUCTION	4
SECTION 4. CREATION OF DISTRICTS	
Residential District (R)	4
SECTION 5. PERMITTED USES	
Residential District	5
SECTION 6. BULK STANDARDS	
Residential Product Table	5
SECTION 7. RELATIONSHIP TO SUBDIVISION STANDARDS	5
SECTION 8. GENERAL DESIGN STANDARDS	
M3 Ranch South Covenants, Conditions, and Restrictions	6
General Residential Planning Standards	6
Public Utilities	7
Transportation Network	7
Streets Connectivity and Open Space	7
Intersections	7
Parking	7
Setback from Gas Wellhead	7
Landscaping	7
Signage	8
Accessory structures	8
Recreation Amenities in the Residential Neighborhood	8
Gas Pad Screening	8

Exhibits	Page
Exhibit A: Legal Description	1
Exhibit B – M3 Ranch South Planned Development District Standards	3
Exhibit C: M3 Ranch South Master Plan	
C-1 Master Plan	9
C-2 Thoroughfare Plan	10
C-3 Thoroughfare Street Section	11
C-4 Context Map	12
Exhibit D-1: Trails and Open Space Plan	13
Exhibit F: Community Neighborhood Entry and Lot Screening	
F-1 Community Neighborhoods & Entry Plan	14
F-2 Development Entry	15
F-3 Screening Options	16
Exhibit G: Phasing Plan	17

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



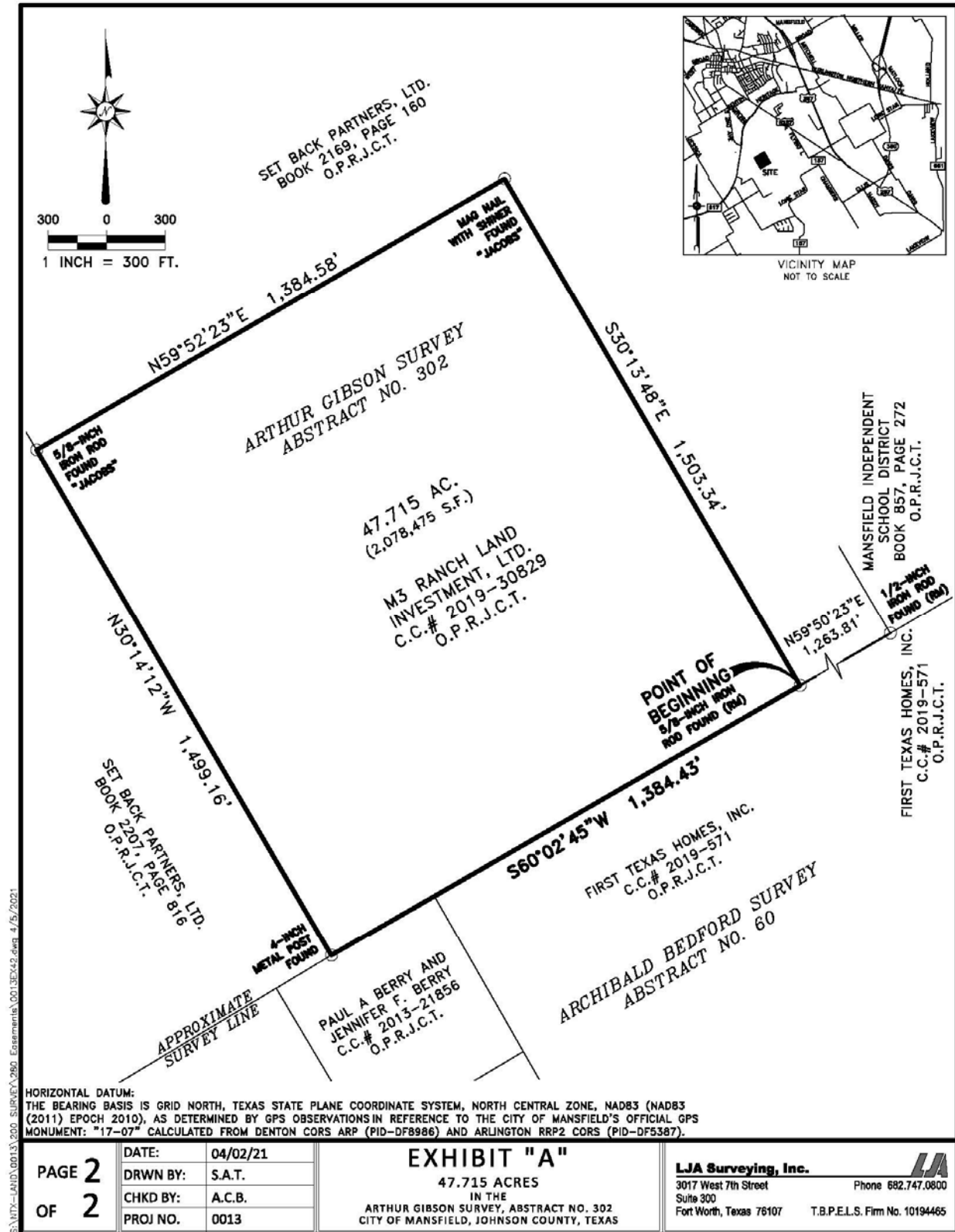


Exhibit B

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.

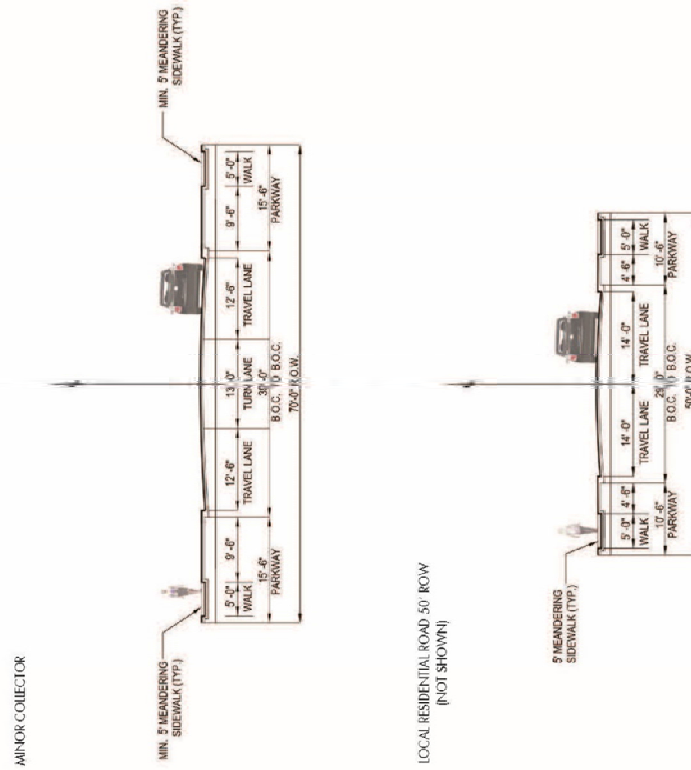
9. **Signage.** Except as provided herein, signage must comply with the City of Mansfield zoning ordinance, as amended.
 - A. Entry signage for the main entry points into the M3 Ranch South Development and entry signage at the entry points on residential street must be generally provided in the character 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
 3001 KNOX STREET, SUITE 207
 DALLAS, TX 75205
 P: 214-445-2200 F: 214-445-2261

DESIGNER: **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 SOUTH | MANSFIELD, TEXAS

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

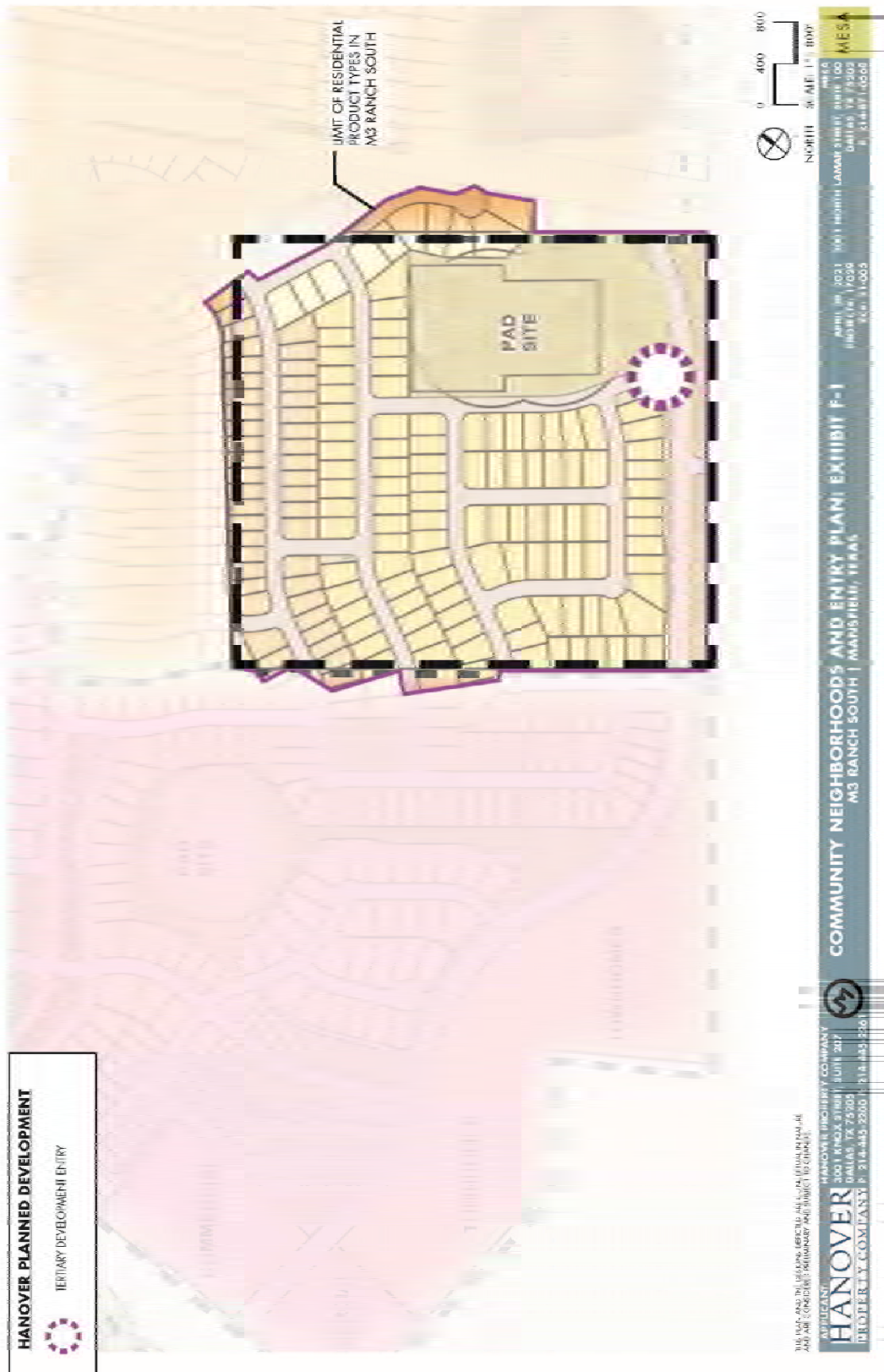
MESA
 MESA
 DALLAS, TX 75202
 P: 214-871-0568

C-4 Context Map



D-1 Trails and Open Space Plan

F-1 Community Neighborhoods and Entry Plan



F-2 Development Entry



F-3 Screening Options

Exhibit G: Phasing Plan

