



CITY OF MANSFIELD

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

Meeting Agenda - Final

Planning and Zoning Commission

Monday, August 2, 2021

6:00 PM

City Hall Council Chambers

1. **CALL TO ORDER**

2. **APPROVAL OF MINUTES**

[21-4193](#) Minutes - Approval of the July 19, 2021 Planning and Zoning Commission Meeting Minutes

Attachments: [Meeting Minutes 07-19-2021.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**

[21-4194](#) SD#21-028: Final Plat of JLB Mansfield; Ryan Conway of JLB Partners, LLC (developer) and Joe Lehman of Spiars Engineering, Inc. (engineer/surveyor) on behalf of Mike Sellers of First Baptist Church of Mansfield; John C. Arnold of Fifteen Oaks Mansfield, L.P.; and Michael P. Collini (owners)

Attachments: [Location Map.pdf](#)

[Approved Site Plan.pdf](#)

[Final Plat.pdf](#)

5. **PUBLIC HEARINGS**

21-4196

SUP#21-004: Public hearing and consideration of a request for a Specific Use Permit for a Fix It Shop and Used Merchandise Store on approximately 0.837 acres being Lot 3R-1A, Block 1, Wal-Mart Neighborhood Market Addition located at 2891 Matlock Road; Cyndi Bembenek on behalf of Cheney & Mathes Properties, owner, and Ubreakifix, proposed tenant

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

[Business Description.pdf](#)

[Exhibit A.pdf](#)

[Exhibit B.pdf](#)

[Exhibit C.pdf](#)

[Exhibit D.pdf](#)

21-4195

ZC#21-004: Public hearing for a change of zoning from PR, Pre-Development District and SF-12/22, Single-Family Residential District to PD, Planned Development District for single-family residential uses on approximately 277.961 acres out of the Margaret Rockerfellow Survey, Abstract No. 1267, Tarrant County, TX, located on the south side of Newt Patterson Rd. and the Union Pacific Railroad at 1669, 1671, 1791, 1821, and 1901 Newt Patterson Rd.; Bryce Eckeberger of Kimley-Horn (engineer/planner) and Matt Johnson of WPC Acquisitions, Inc. (developer) on behalf of Minh Tran; Jacob Back, Jr.; Harvey Back; and Gregory Rawdon (owners)

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

[Exhibit A - Property Description.pdf](#)

[Exhibit B - Development Standards.pdf](#)

[Exhibit C - Development Plan.pdf](#)

[Exhibit D - Open Space, Screening, and Trail Plan.pdf](#)

[Exhibit E - Enhanced Entryway and Amenity Plans.pdf](#)

6. **COMMISSION ANNOUNCEMENTS**
7. **STAFF ANNOUNCEMENTS**
8. **ADJOURNMENT OF MEETING**
9. **NEXT MEETING DATE: Monday, August 16, 2021.**

I certify that the above agenda was posted on the bulletin board next to the main entrance of City Hall on July 29, 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: 21-4193

Agenda Date:

Version: 1

Status: Approval of Minutes

In Control: Planning and Zoning Commission

File Type: Meeting Minutes

Title

Minutes - Approval of the July 19, 2021 Planning and Zoning Commission Meeting
Minutes

Description/History

The minutes of the July 19, 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.
Mansfield, TX 76063
mansfieldtexas.gov

Meeting Minutes - Draft

Planning and Zoning Commission

Monday, July 19, 2021

6:00 PM

City Hall Council Chambers

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:

Jason Alexander, Director of Planning

Arty Wheaton-Rodriguez, Assistant Director of Planning

Art Wright, Planner

Jennifer Johnston, Development Coordinator

Commissioners:

Present 7 - Anne Weydeck; Blake Axen; Kent Knight; Stephen Groll; Justin Gilmore; David Goodwin and Michael Mainer

2. APPROVAL OF MINUTES

[21-4183](#)

Minutes - Approval of the July 6, 2021 Planning and Zoning Commission Meeting Minutes

Commissioner Groll made a motion to approve the July 6, 2021 minutes as presented. Commissioner Gilmore seconded the motion which carried by the following vote:

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

Nay: 0

Abstain: 1 - David Goodwin

3. CITIZENS COMMENTS

None

4. CONSENT AGENDA

[21-4179](#)

SD#21-016: Preliminary Plat of Retta Estates; Bannister Engineering, LLC, engineer and DD Benson Development LLC, owner/developer

Commissioner Groll removed the Plat from consent.

After a short discussion, Commissioner Mainer made a motion to approve the plat as presented. Vice-Chairman Axen seconded the motion which carried by the following vote:

Aye: 7 - Anne Weydeck; Blake Axen; Kent Knight; Stephen Groll; Justin Gilmore; David Goodwin and Michael Mainer

Nay: 0

Abstain: 0

[21-4180](#)

SD#20-052: Final Plat of the View at the Reserve, Ph. 1; Tripointe Homes, owner/developer and LJA Engineering Inc., engineer

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

Aye: 7 - Anne Weydeck; Blake Axen; Kent Knight; Stephen Groll; Justin Gilmore; David Goodwin and Michael Mainer

Nay: 0

Abstain: 0

5. COMMISSION ANNOUNCEMENTS

None

6. STAFF ANNOUNCEMENTS

Planning Director Jason Alexander advised the Commission of the following:

- M3 Ranch was approved by the City Council with the condition with no more than twenty on lots with homes under 2000 square ft.
- Downtown Rezoning Rough Draft will be presented to City Council on July 26, 2021
- Downtown Rezoning Rough Draft will be uploaded the City's webpage after the council meeting for review.

Assistant Planning Director Arty Wheaton-Rodriguez reminded the commission they need to send topics for joint meeting with City Council by July 31, 2021.

7. ADJOURNMENT OF MEETING

Commissioner Groll made a motion to adjourn the meeting. Commissioner Gilmore seconded the motion which carried by the following vote:

Aye: 7 - Anne Weydeck; Blake Axen; Kent Knight; Stephen Groll; Justin Gilmore; David Goodwin and Michael Mainer

Nay: 0

Abstain: 0

With no further business, Chairman Knight adjourned the meeting at 6:11 p.m.

Kent Knight, Chairman

Jennifer Johnston, Development Coordinator



CITY OF MANSFIELD

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

STAFF REPORT

File Number: 21-4194

Agenda Date: 8/2/2021

Version: 1

Status: Consent

In Control: Planning and Zoning Commission

File Type: Plat

Agenda Number:

Title

SD#21-028: Final Plat of JLB Mansfield; Ryan Conway of JLB Partners, LLC (developer) and Joe Lehman of Spiars Engineering, Inc. (engineer/surveyor) on behalf of Mike Sellers of First Baptist Church of Mansfield; John C. Arnold of Fifteen Oaks Mansfield, L.P.; and Michael P. Collini (owners)

Description/History

The property is 12.869 acres in size and is located on the east side of Regency Parkway and the south side of future Nahvi Road, approximately 1,800 feet south of E. Broad Street. The plat will create one lot to accommodate a five-building multi-family residential development in accordance with the approved Specific Use Permit exhibits.

The plat includes a 70' right-of-way dedication for Nahvi Road and a 30' right-of-way dedication for Cross Creek Drive. The right-of-way dedications total 2.642 acres. A 26' common access easement through the center of the property will accommodate cross access to the Highlands Village development to the south.

The plat conforms to the approved Specific Use Permit exhibits and complies with the regulations of the Subdivision Control Ordinance.

Recommendation

Staff recommends approval with the condition that the instrument information for the temporary turnaround easement be filled in prior to the plat being filed.

Attachments:

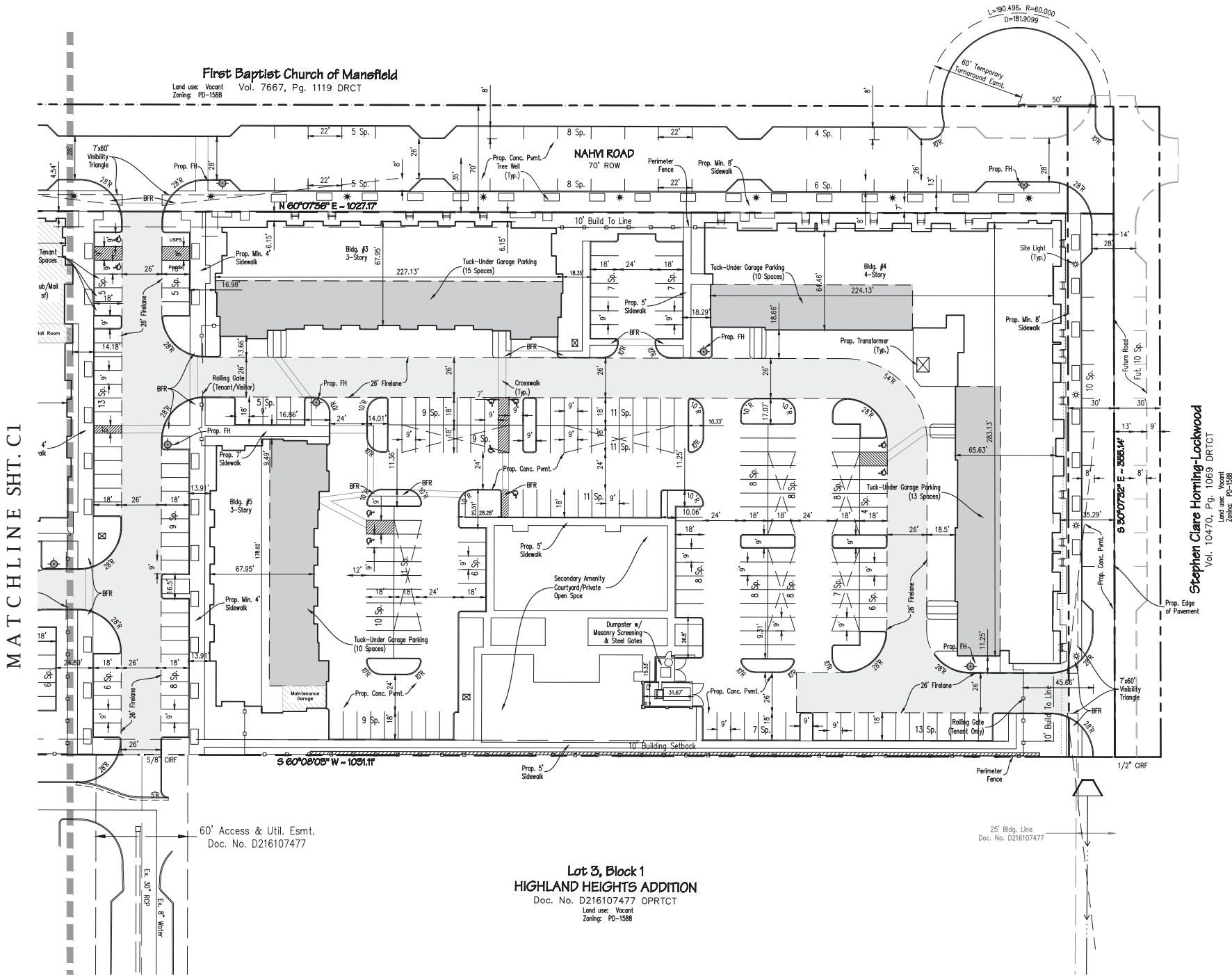
Location Map
Approved Site Plan
Final Plat



SD#21-028

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.

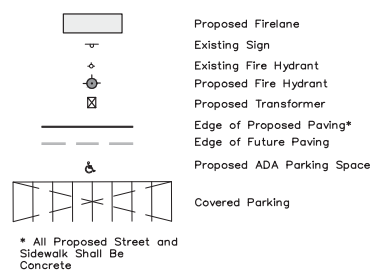
7/27/2021



NOTES

1. No trees, signs, or anything over 2' in height is allowed within the visibility triangles.
2. Adequate lighting shall be provided throughout the development in accordance with Section 7 of the workplace sub-district of the Reserve Planned Development District Standards.
3. All service areas and mechanical equipment will be located and screened in accordance with Section 10 of the Workplace Sub-District of The Reserve Planned Development Standards.
4. All rooftop equipment shall be screened by at least 1' higher than the tallest piece of equipment.
5. No outside storage or outside operations of any kind shall be permitted.
6. No boats, motor homes, trailers, recreational vehicles, towed trailers, or similar vehicular equipment shall be parked or stored on the property.
7. All utilities except electrical transmission lines shall be placed underground in accordance with the Planned Development Standards.

LEGEND



SUP#21-001 EXHIBIT B SPECIFIC USE PERMIT SITE PLAN JLB MANSFIELD

BLOCK A, LOT 1
IN THE CITY OF MANSFIELD, TARRANT COUNTY,
TEXAS

E. McANIER SURVEY, ABST. NO. 1005
456,299 Sq. Ft./ 10.475 Acres (Net)
560,584 Sq. Ft./ 12.869 Acres (Gross)

Current Zoning: PD-1558-The Reserve-Workplace Subdistrict

ENGINEER / SURVEYOR
Spiars Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
Telephone: (972) 422-0077
TBPE No. F-2121
Contact: Joe Lehman
joe.lehman@spiarsengineering.com

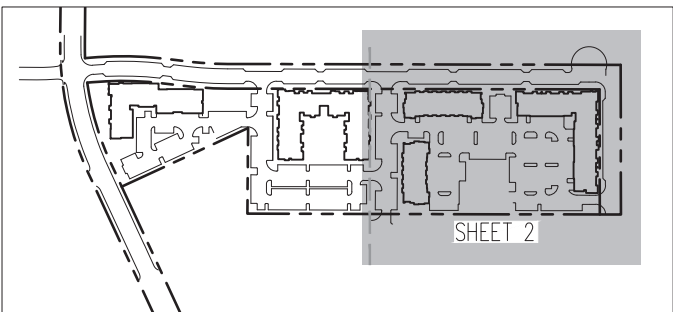
OWNER / APPLICANT
JLB Realty, LLC
3890 W. Northwest Highway, 7th Floor
Dallas, Texas 75220
Contact: Britton Church
bchurch@jlbpartners.com
Phone: 214-271-8480

MATCHLINE SHT. C1

Lot 3, Block 1
HIGHLAND HEIGHTS ADDITION
Doc. No. D216107477 OPRCT
Land use: Vacant
Zoning: PD-1558

60' Access & Util. Esmt.
Doc. No. D216107477

25' Bldg. Line
Doc. No. D216107477



KEY MAP (1" = 250')

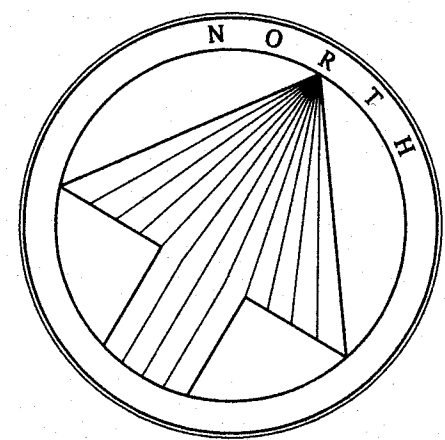
SHEET 2

LEGEND		
○	1/2" IRON ROD WITH PLASTIC CAP	
○	STAMPED "SPARSING" SET, UNLESS OTHERWISE NOTED	
IRF	IRON ROD FOUND	
CRF	CAPPED IRON ROD FOUND	
CM	CONTROL MONUMENT	
(BTP)	BY THIS PLAT	
R.O.W.	RIGHT-OF-WAY	
BL	BUILDING LINE	
DRCT	DEED RECORDS, TARRANT COUNTY, TEXAS	
OPRTCT	OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS	

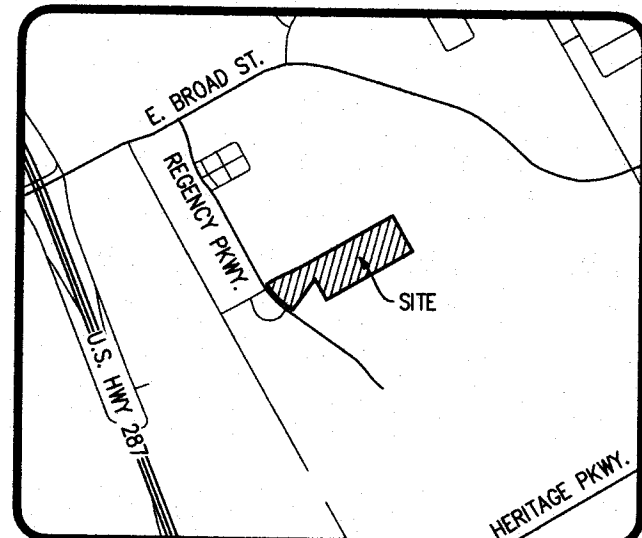
Line Table		
Line #	Bearing	Distance
L1	N 54°56'11" E	50.00'
L2	N 66°48'52" E	65.10'
L3	N 60°07'36" E	1085.91'

Line Table		
Line #	Bearing	Distance
L6	S 46°38'40" E	253.17'
L7	S 54°52'03" E	835.22'

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Dist.
C1	207.31'	1000.00'	11°52'41"	N 60°52'31" E	206.94'
C2	116.72'	1000.00'	6°41'16"	N 63°28'14" E	116.66'
C3	363.22'	820.00'	25°22'44"	S 42°10'41" E	360.25'



60 0 30 60 120
1 inch = 60 ft.



NOTES:

1. Basis of bearing: State Plane Coordinate System, North Texas Central Zone 4202, North American Datum of 1983. Adjustment Realization 2011.
2. Selling a portion of this addition by metes and bounds is a violation of City ordinance and state law and is subject to fines and withholding of utilities and building permits.
3. The common access easement is for the use of Lot 1, Block 1, JLB Mansfield and Lots 2 & 3, Block 1, Highland Heights Addition. No improvements shall be made that impede ingress and egress along this easement.
4. The common access easement shall be maintained by the property owners.
5. No trees, bushes, signs, walls or anything over 2' in height is allowed within the visibility easement.

OWNER'S CERTIFICATE
STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS Fifteen Oaks Mansfield, L.P., Michael P. Collini, and First Baptist Church of Mansfield are the sole owners of a 12.869 acre tract of land situated in the E. McAnear Survey, Abstract No. 1005, City of Mansfield, Tarrant County, Texas, being part of a tract conveyed by deed recorded in Document No. 0205288048 of the Official Public Records, Tarrant County, Texas (OPRTCT), and being part of a tract conveyed by deed recorded in Document No. 0210239946 OPRTCT, and being part of a tract conveyed by deed recorded in Volume 7667, Page 1119 of the Deed Records, Tarrant County, Texas (DRCT), with the subject tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod found on the east line of Regency Parkway, a 70-foot right-of-way created by the final plat of Section One, McCaslin Business Park, recorded in Document No. 0203330304 OPRTCT, for the south corner of a tract conveyed to Michael P. Collini, recorded in Document No. 021212078 OPRTCT;

THENCE along the southeast line thereof, the following:

N 54°56'11" E, 14.22 feet to a 1/2" iron rod found;

A tangent curve to the right having a central angle of 11°52'41", a radius of 1035.00 feet, a chord of N 60°52'31" E - 214.18 feet, an arc length of 214.57 feet to a 1/2" iron rod found;

N 66°48'52" E, 65.10 feet to a 1/2" iron rod found;

A tangent curve to the left having a central angle of 06°41'16", a radius of 965.00 feet, a chord of N 63°28'14" E - 112.57 feet, an arc length of 112.64 feet to a 1/2" iron rod found;

And N 60°07'36" E, 1085.76 feet passing at 59.4 feet a 1/2" iron rod found at the southeast corner of said Collini tract and into said First Baptist Church tract to a point on the southwest line of a tract conveyed to Stephen Clare Horning-Lockwood, recorded in Volume 10470, Page 1069 DRCT;

THENCE S 30°07'32" E, 425.14 feet along the southwest line thereof to a 1/2" iron rod with plastic cap found for the north corner of a right-of-way dedication created by the final plat of Highland Heights Addition;

THENCE S 60°08'03" W, 1031.11 feet along the northwest line of Highland Heights Addition to a 1/2" iron rod found for the east corner of Lot 2, Block 3, McCaslin Business Park, recorded in Document No. 0204167038, Official Public Records, Tarrant County, Texas, for a northwesterly corner of Lot 1, Block 1, Highland Heights Addition, recorded in Document No. 0216107477 OPRTCT;

THENCE N 29°29'19" W, 243.27 feet along the northeast line of Lot 2, Block 3 to a 1/2" iron rod with plastic cap found for the north corner thereof, being the east corner of said Collini tract;

THENCE S 35°07'52" W, 395.72 feet along the northwest line of Lot 2 to a 1/2" iron rod with plastic cap found on the east line of Regency Parkway, a 70-foot right-of-way created by the final plat of Section One, McCaslin Business Park, recorded in Document No. 0203330304 OPRTCT, for the west corner of Lot 2;

THENCE N 54°52'03" W, 76.13 feet along the east line of Regency Parkway to a 1/2" iron rod with plastic cap stamped "SPARSING" set;

THENCE continuing along the east line of Regency Parkway, around a tangent curve to the right having a central angle of 22°21'35", a radius of 785.00 feet, a chord of N 43°41'16" W - 304.40 feet, an arc length of 306.35 feet to the POINT OF BEGINNING with the subject tract containing 560,584 square feet or 12.869 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Fifteen Oaks Mansfield, L.P., Michael P. Collini, and First Baptist Church of Mansfield, being the sole owners of the above described parcel, acting by and through the undersigned, their duly authorized agents, do hereby adopt the herein above described property as Lot 1, Block 1, JLB Mansfield, an addition to the City of Mansfield, Tarrant County, Texas, and do hereby dedicate to the public's use the streets and easements as shown thereon.

Witness our hands at Tarrant County, Texas, this 26th day of July, 2021.

FIRST BAPTIST CHURCH OF MANSFIELD

By:
Ron Bolar, Trustee

By:
Steve Cooper, Trustee

By:
Don Ellis, Trustee

FIFTEEN OAKS OF MANSFIELD, L.P.

By:
John Arnold, Title Manager

MICHAEL P. COLLINI

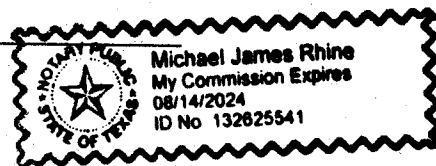
Owner

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Ron Bolar, 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 the 26th day of July, 2021.

Notary Public, State of Texas

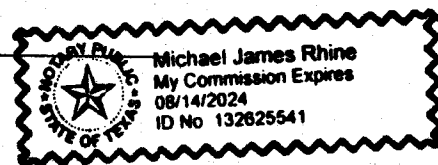


STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Steve Cooper, 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 the 26th day of July, 2021.

Notary Public, State of Texas



STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Don Ellis, 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 the 26th day of July, 2021.

Notary Public, State of Texas

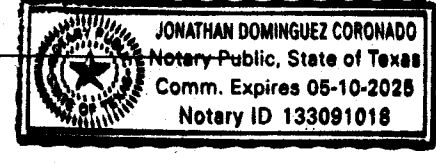


STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared John Arnold, 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 the 23rd day of July, 2021.

Notary Public, State of Texas



OWNER
First Baptist Church of Mansfield
1800 E. Broad St.
Mansfield, TX 76063
Telephone: (817) 473-1161
Contact: Mike Sellers
Email: mikes@firstmansfield.com

OWNER
Fifteen Oaks Mansfield, L.P.
3557 Bellaire Drive South
Fort Worth, TX 76109
Telephone: (817) 734-2414
Contact: John C. Arnold
Email: jsarnold8@gmail.com

OWNER
Michael P. Collini
288 Regency Pkwy.
Mansfield, TX 76063
Telephone: (817) 473-2772
Contact: Wendy Collini
Email: wcollini@aol.com

DEVELOPER
JLB Partners, LLC
3890 W. Northwest Hwy., Ste. 700
Dallas, TX 75220
Telephone: (214) 271-8496
Email: rconway@jlbpartners.com

ENGINEER / SURVEYOR
Splars Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
Telephone: (972) 422-0077
TBPELS No. F-2121 and No. F-10043100
Contact: Joe Lehman
Email: joe.lehman@splarsengineering.com

APPROVED BY THE CITY OF MANSFIELD

Approved by: _____ 2021 P&Z Commission Chairman

Attest: _____ 2021 P&Z Secretary

SURVEYOR'S CERTIFICATE

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

Dated this 23rd day of July, 2021.

DARREN K. BROWN, R.P.L.S. NO. 5252



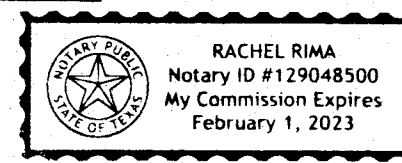
darren.brown@splarsengineering.com

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 Darren K. Brown, 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 the 23rd day of July, 2021.

Notary Public, State of Texas



FINAL PLAT
LOT 1, BLOCK 1
JLB MANSFIELD
BEING 12.869 ACRES OUT OF THE
E. McANEAR SURVEY, ABSTRACT NO. 1005
CITY OF MANSFIELD
TARRANT COUNTY, TEXAS
1 LOT
JULY, 2021

Scale: 1" = 60' SEI Job No. 20-095 SD#21-028



CITY OF MANSFIELD

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

STAFF REPORT

File Number: 21-4196

Agenda Date: 8/2/2021

Version: 1

Status: Public Hearing

In Control: Planning and Zoning Commission

File Type: Zoning Case

Agenda Number:

Title

SUP#21-004: Public hearing and consideration of a request for a Specific Use Permit for a Fix It Shop and Used Merchandise Store on approximately 0.837 acres being Lot 3R-1A, Block 1, Wal-Mart Neighborhood Market Addition located at 2891 Matlock Road; Cyndi Bembenek on behalf of Cheney & Mathes Properties, owner, and Ubreakifix, proposed tenant

Description/History

Existing Use: Multi-tenant retail building

Existing Zoning: C-2, Community Business District

Surrounding Land Use & Zoning:

North - Gas station and parking lot, C-2

South - Retail, C-2

East - Vacant, C-2

West - Retail shopping center, C-2

Comments and Considerations

The applicant is proposing a Ubreakifix store in the existing shopping center at 2891 Matlock Road. The business offers repair services for computers, phones, tables and similar electronic equipment and resale of used electronic appliances. The applicant will also have two mobile unit vans parked at the store location for off-site repairs.

Property

The applicant is requesting a Specific Use Permit (SUP) for a Fix-It Shop and Used Merchandise Store to cover the proposed services. The building has 3 retail suites. The proposed business will occupy an endcap suite with an area of approximately 1,247 square feet formerly occupied by GNC Nutrition. The existing building meets the C-2 requirements for parking and landscaping.

Signage

The applicant will have a sign panel on the existing monument sign, a wall sign, and door signage. The signs must comply with the commercial sign regulations in Section 155.090(D)(1) of the Code of Ordinances.

Recommendation

With the prevalence of electronic personal devices, it is not uncommon for repair services

for this equipment to occupy a retail space. Unlike a typical Fix-it shop repairing large appliances like TVs, refrigerators or stoves, the proposed business repairs person electronic devices which can be done indoors and without outside storage. The resale of refurbished electronic devices as an ancillary use is a usual and customary activity in conjunction with repair services.

Mobile units vans for off-premise repairs are also customary for the proposed business but the units should be parked away from the street when not in use to prevent the vans from being a vehicular sign. Although there is no parking behind the building, the vans should be parked in the parking spaces on the north side of the building furthest from Matlock Road.

The SUP will apply to the entire lot where the building is located. To limit this use on the property, a maximum square footage for the use may be established as a condition of approval. For example, the applicant's suite is shown on the floor plan as 1,247 square feet. If a maximum square footage is applied, Ubreakifix or any subsequent electronic equipment fix-it shop can only occupy 1,247 square feet, even if the business moves to a larger suite.

Staff recommends approval of the SUP with the following conditions:

1. That the Fix-It Shop and Used Merchandize Sales use be limited to 1,247 square feet in the shopping center under this SUP; and
2. That the two mobile units must be parked on the north side of the building in the parking spaces furthest from Matlock Road.

Attachments:

Maps and Supporting Information

Applicant's Business Description

Exhibit A - Property Description

Exhibit B - Site Plan

Exhibit C - Photograph of Existing Building

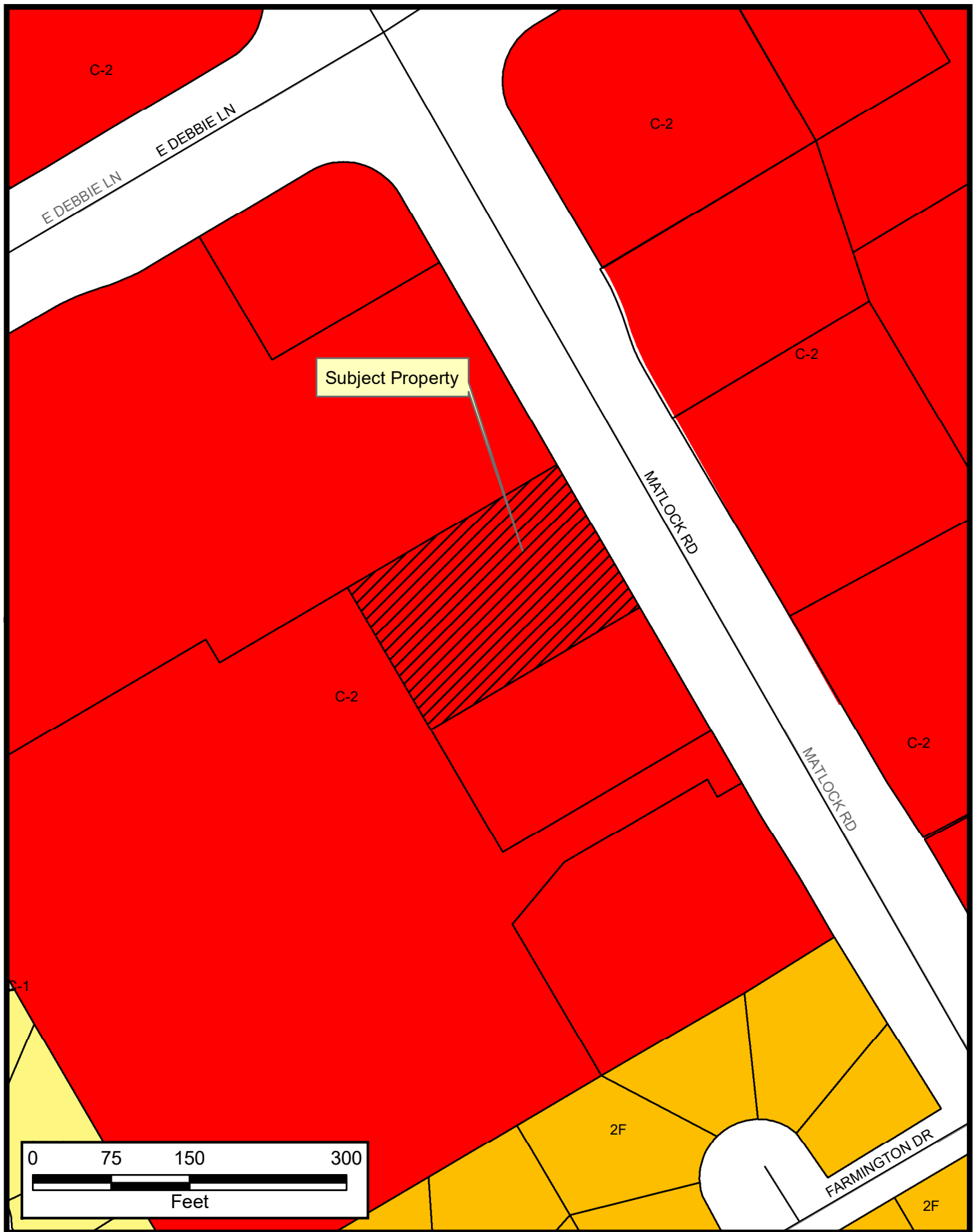
Exhibit D - Signage Plan



SUP#21-004

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7/13/2021



SUP#21-004

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7/13/2021

Property Owner Notification for SUP#21-004

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
WEATHERFORD ADDITION	BLK 2	MANSFIELD STATION LLC	11501 NORTHLAKE DR	CINCINNATI, OH	45249
GRIMSLEY, JAMES SURVEY	A 578	WEATHERFORD, MORRETA ANN	4704 BARKRIDGE TR	FORT WORTH, TX	76109-3210
GRIMSLEY, JAMES SURVEY	A A	DEBLOCK LTD	4704 BARKRIDGE TR	FORT WORTH, TX	76109-3210
WAL-MART NEIGHBORHOOD MKT ADDN	BLK 1	WAL-MART REAL ESTATE BUS TRUST	PO BOX 8050	BENTONVILLE, AR	72712-8055
WAL-MART NEIGHBORHOOD MKT ADDN	BLK 1	ALIBABA INVESTMENTS LLC	PO BOX 151465	ARLINGTON, TX	76015
WAL-MART NEIGHBORHOOD MKT ADDN	BLK 1	BANK OF AMERICA TEXAS NA	101 N TYRON ST NC1-001- 03-81	CHARLOTTE, NC	28255
WAL-MART NEIGHBORHOOD MKT ADDN	BLK 1	WM 47 SOUTH LLC	4740 W MOCKINGBIRD LN STE C PO	DALLAS, TX	75219
WAL-MART NEIGHBORHOOD MKT ADDN	BLK 1	WM 47 SOUTH LLC	4740 W MOCKINGBIRD LN STE C PO	DALLAS, TX	75219
WEATHERFORD ADDITION	BLK 1	JPMORGAN CHASE BANK	575 WASHINGTON FL 4TH BLVD	JERSEY CITY, NJ	07310-1616

Business Description

Asurion UBIF Franchise, LLC

The franchise offered is for “UBREAKIFIX” stores at fixed physical locations (each a ““UBREAKIFIX” Store” or “Store”) and specially equipped vehicles (“Mobile Units”) that principally offer and sell repair services relating to computers, smart phones, tablets, gaming consoles, and other electronic equipment, as well as other related services and ancillary products, which may include a program for accepting used mobile and other electronic devices in exchange for payment and for purposes of resale.

Exhibit "A"

LEGAL DESCRIPTION (MANSFIELD)

TRACT 1:

BEING Lot 3R-1A, Block 1, WAL-MART NEIGHBORHOOD MARKET ADDITION, to the City of Mansfield, Tarrant County, Texas according to the plat recorded in Cabinet A, Slide 9111, of the Plat Record of Tarrant County, Texas, and being more particularly described by metes and bounds, as follows:

BEGINNING at a ½ inch iron rod found at the East corner of said Lot 3R-1A, lying in the Southwest right-of-way line of Matlock Road (a 120 foot wide public right-of-way);

THENCE South 59 degrees 36 minutes 41 seconds West, 231.32 feet, along the Southeast boundary line of said Lot 3R-1A, to an "X" cut in concrete found at the South corner of said Lot 3R-1A;

THENCE North 30 degrees 23 minutes 17 seconds West, 157.42 feet, along the Southwest boundary line of said Lot 3R-1A, to an "X" cut in concrete found at the West corner of said Lot 3R-1A;

THENCE North 59 degrees 36 minutes 42 seconds East, 232.04 feet, along the Northwest boundary line of said Lot 3R-1A, to an "X" cut in concrete found at the North corner of said Lot 3R-1A, lying in the Southwest right-of-way line of aforesaid Matlock Road;

THENCE South 30 degrees 07 minutes 28 seconds East, 157.42 feet along the Northeast boundary line of said Lot 3R-1A, and the Southwest right-of-way line of said Matlock Road, to THE POINT OF BEGINNING, containing 0.8374 acre (36,478 square feet) of land, more or less.

TRACT 2:

BEING Lot 3R-1B, Block 1, WAL-MART NEIGHBORHOOD MARKET ADDITION, to the City of Mansfield, Tarrant County, Texas according to the plat recorded in Cabinet A, Slide 9111 of the Plat Records of Tarrant County, Texas, and being more particularly described by metes and bounds, as follows:

BEGINNING at an "X" cut in concrete found at the East corner of said Lot 3-R-1B, lying in the Southwest right-of-way line of Matlock Road (a 120 foot wide public right-of-way);

THENCE South 59 degrees 36 minutes 42 seconds West, 230.69 feet along the Southeast boundary line of said Lot 3R-1B, to an "X" cut in concrete found at the South corner of said Lot 3R-1B;

THENCE North 30 degrees 23 minutes 17 seconds West, 135.96 feet along the Southwest boundary line of said Lot 3R-1B, to an "X" cut in concrete found at the West corner of said Lot 3R-1B;

THENCE North 59 degrees 36 minutes 41 seconds East, 231.32 feet along the Northwest boundary line of said Lot 3R-1B, lying in the Southwest right-of-way line of aforesaid Matlock Road;

THENCE South 30 degrees 07 minutes 28 seconds East, 135.96 feet along the Northeast boundary line of said Lot 3R-1B, and the Southwest right-of-way line of said Matlock Road, to THE POINT OF BEGINNING, containing 0.7208 acre (31,399 square feet) of land, more or less.

TRACT 3:

Non-Exclusive Easements created in Easements with Covenants and Restrictions Affecting land by and between Wal-Mart Real Estate Business Trust, dated December 29, 2000, filed January 2, 2001 and recorded in Volume 14669, Page 329, Deed Records, Tarrant County, Texas and rerecorded in Volume 14678, Page 0188, Deed Records, Tarrant County, Texas.

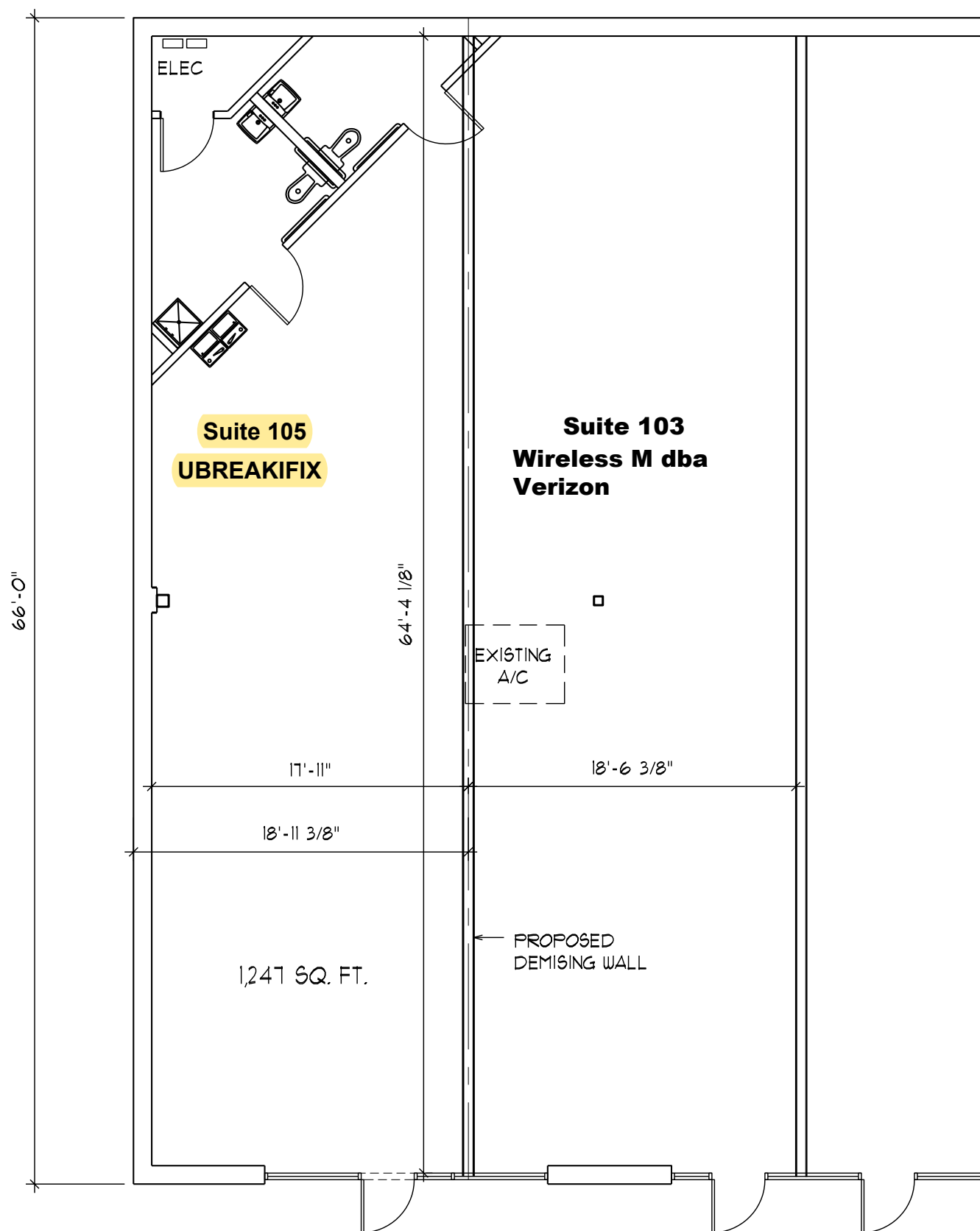
Exhibit "A"

Tract 4:

Non-Exclusive Easements created in Reciprocal Easement and operating Agreement by and between DJB No. 20, LP and DJB No. 21, LP, dated June 15, 2004, filed June 18, 2004, recorded under Clerks' File No (s.) D204191629, Real Property Records, Tarrant County, Texas.

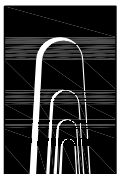
NOTE: COMPANY DOES NOT REPRESENT THAT THE ABOVE ACREAGE AND/OR SQUARE FOOTAGE CALCULATIONS ARE CORRECT.

Suite Plan Location



PROPOSED FLOOR PLAN

1/8" = 1'-0"



Jordan Architects L.L.C.
402 W. Wheatland Road, Suite 102
Duncanville, Texas 75116
office: 972-572-6777
cell: 214-532-9163
fax: 972-572-6888
don@jordanarchitectsllc.com

DEMISE PLAN
SUITE 103
2891 MATLOCK RD.
MANSFIELD, TEXAS
3-17-16

CHENEY & MATHIS PROPERTIES LLC

EXHIBIT “C”
ELEVATIONS/PICTURES
SUITE 105



The applicant will occupy the former GNC suite.







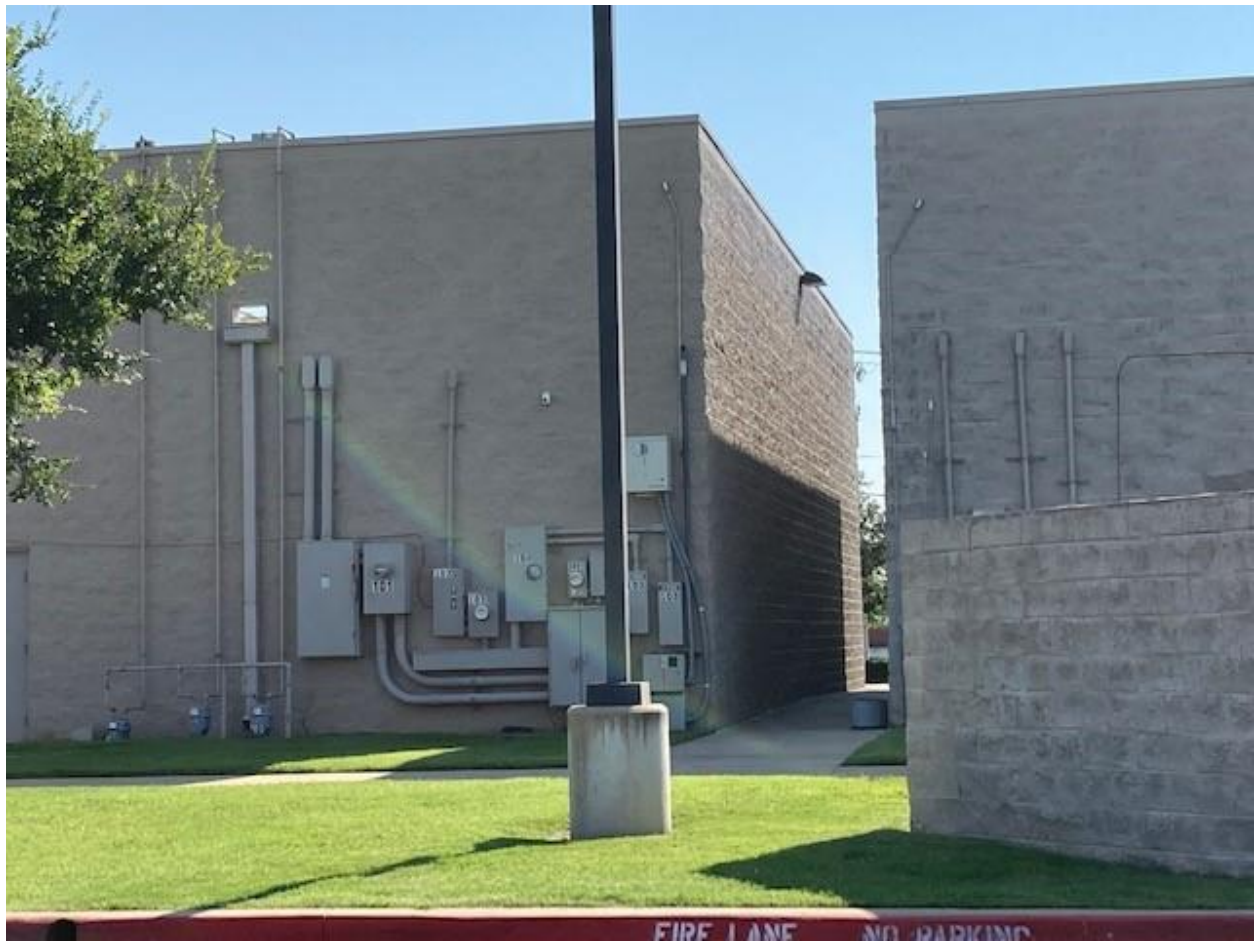






Exhibit "D"



BEFORE



AFTER

ubreakifix[®]
BY **asurion**

Visual Opening
Height : 28.5"
Width : 58"



DISCLAIMER: Renderings are for graphic purposes only and not intended for actual construction dimensions. For windload requirements, actual dimensions and mounting detail, please refer to engineering specifications and install drawings. These drawings and designs are the exclusive property of Everbrite LLC Use of, or duplication in any manner without express written permission of Everbrite LLC is prohibited.

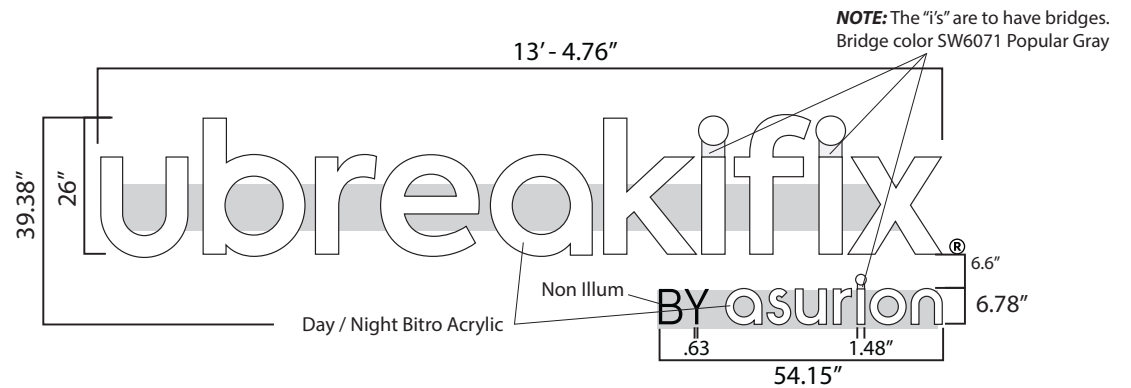
Customer: UBREAKIFIX		Description: Vinyl	Customer Approval: Graphics and colors on file will be used unless otherwise specified by customer. Please review drawing carefully. By signing below, you agree to graphics as shown above, and to location of sign as shown. Please return signed copy back to Everbrite.	
Project No: 446342	Scale: NTS			
Date: 4/16/21	Drawn By: DB			
Location & Site No: 2891 Matlock Rd Ste 105 Mansfield, TX UBIF2819TXADR		Revised:	CUSTOMER SIGNATURE	DATE
		Revised:	LANDLORD SIGNATURE	DATE



DAY



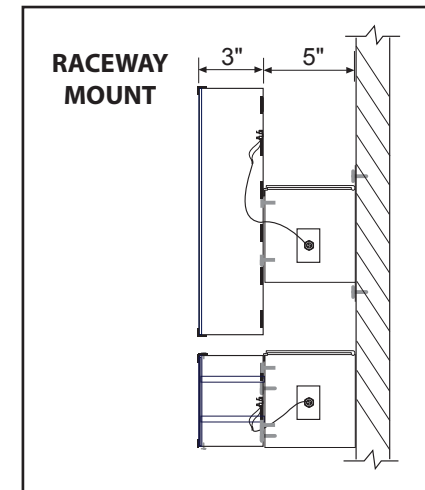
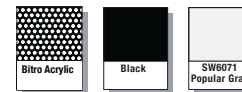
NIGHT



26" D/N Letters

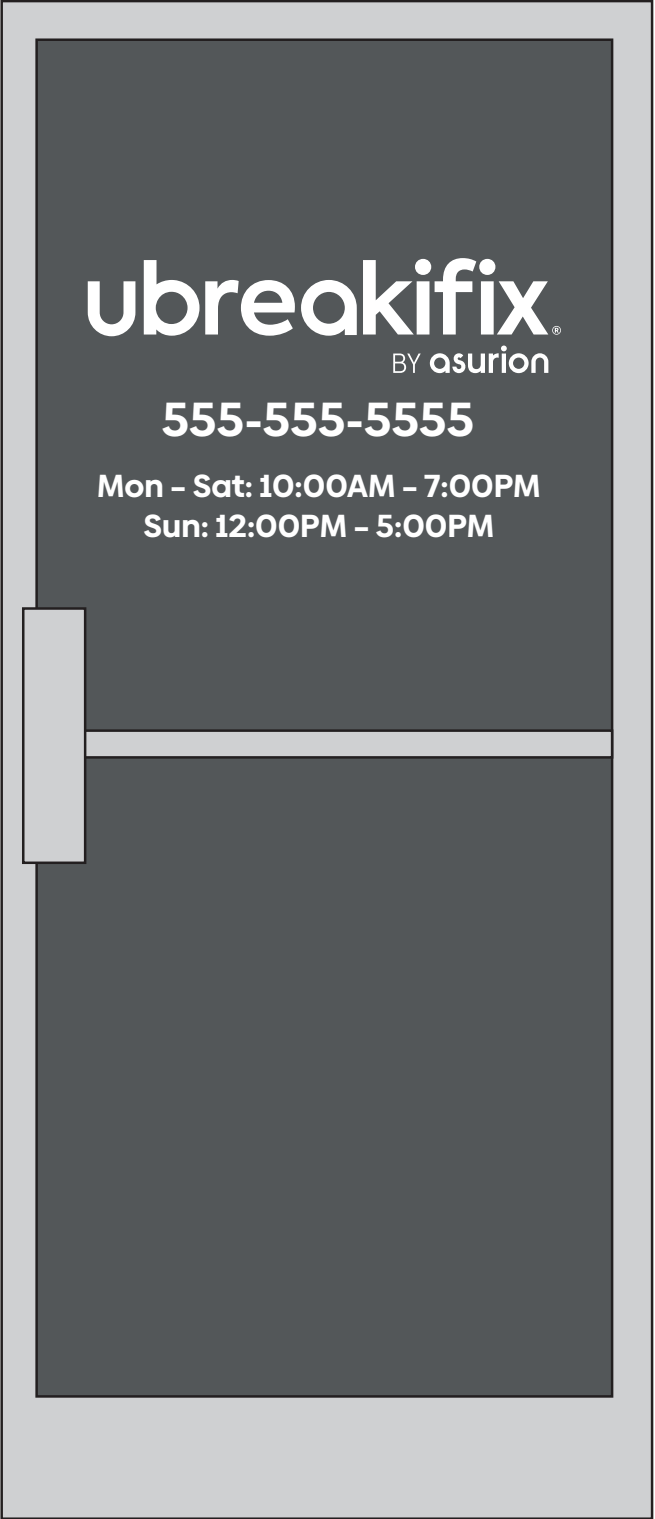
- **UBIF** (= Illuminated Channel Letters) **BY** (= Non-Illuminated Flat Aluminum Pin-Mounted Letters/ Painted Black) **ASURION** (= Illuminated Channel Letters).
- Day Night Bitro acrylic faces, black returns, black trim cap
- LEDs: 5000K WHITE LED's.
- 3" Returns for UBIF & ASURION. "BY" Would be stand-off to meet depth of ASURION.

Boxed Sign Square
Footage: 43.96 sq ft

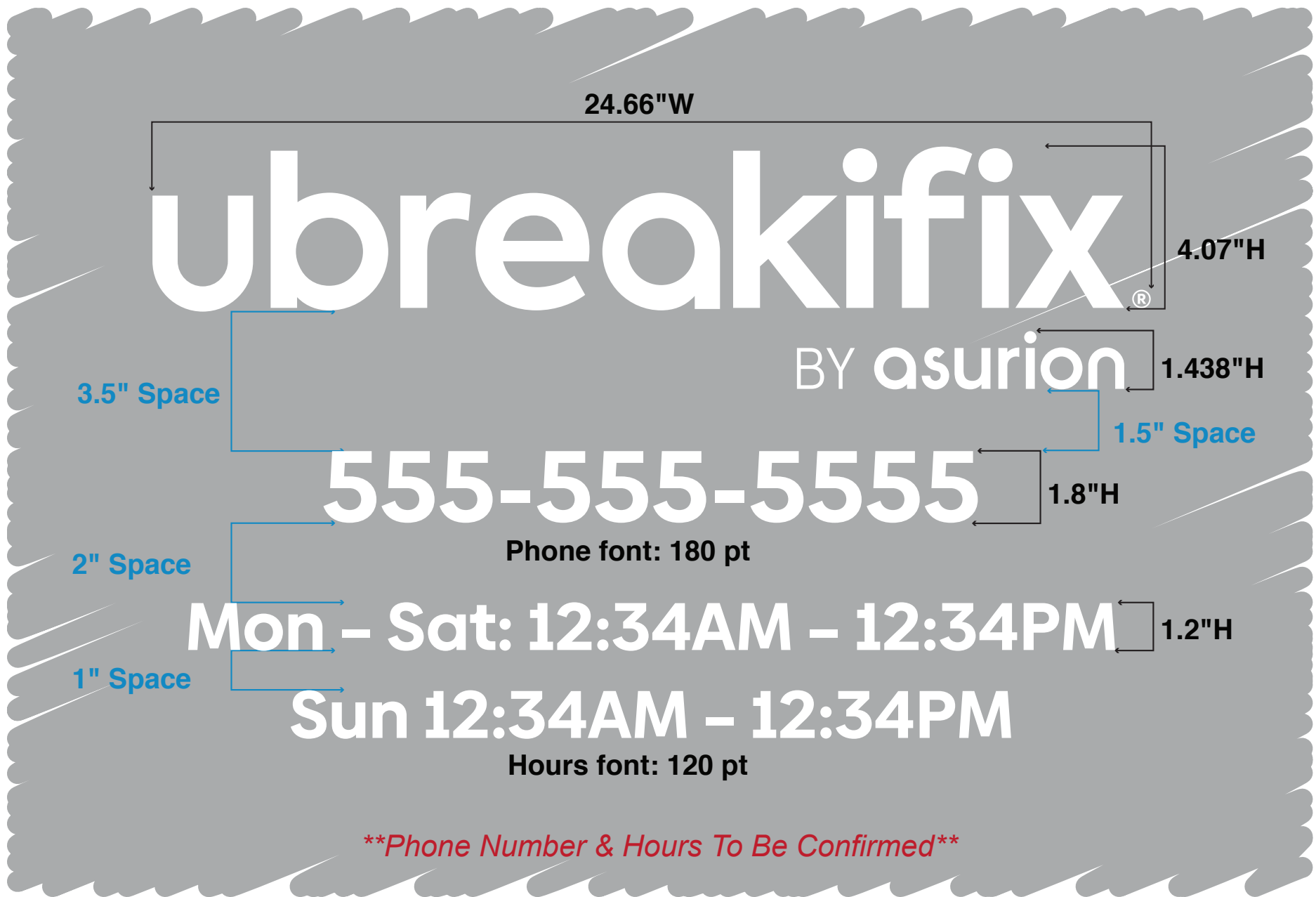


DISCLAIMER: Renderings are for graphic purposes only and not intended for actual construction dimensions. For windload requirements, actual dimensions and mounting detail, please refer to engineering specifications and install drawings. These drawings and designs are the exclusive property of Everbrite LLC Use of, or duplication in any manner without express written permission of Everbrite LLC is prohibited.

Customer: UBREAKIFIX		Description: 26" D/N Letter Set (E036499).	Customer Approval: Graphics and colors on file will be used unless otherwise specified by customer. Please review drawing carefully. By signing below, you agree to graphics as shown above, and to location of sign as shown. Please return signed copy back to Everbrite.	
Project No: 446342	Scale: NTS			
Date: 4/16/21	Drawn By: DB			
Location & Site No: 2891 Matlock Rd Ste 105 Mansfield, TX UBIF2819TXADR		Revised:	CUSTOMER SIGNATURE	DATE
		Revised:	LANDLORD SIGNATURE	DATE



Phone Number & Hours TBD



Window vinyl copy font: Biennale Bold





CITY OF MANSFIELD

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

STAFF REPORT

File Number: 21-4195

Agenda Date:

Version: 1

Status: Public Hearing

In Control: Planning and Zoning Commission

File Type: Zoning Case

Agenda Number:

Title

ZC#21-004: Public hearing for a change of zoning from PR, Pre-Development District and SF-12/22, Single-Family Residential District to PD, Planned Development District for single-family residential uses on approximately 277.961 acres out of the Margaret Rockerfellow Survey, Abstract No. 1267, Tarrant County, TX, located on the south side of Newt Patterson Rd. and the Union Pacific Railroad at 1669, 1671, 1791, 1821, and 1901 Newt Patterson Rd.; Bryce Eckeberger of Kimley-Horn (engineer/planner) and Matt Johnson of WPC Acquisitions, Inc. (developer) on behalf of Minh Tran; Jacob Back, Jr.; Harvey Back; and Gregory Rawdon (owners)

Description/History

Future Land Use designation: Sub-Area 1

Existing Use: Vacant land with single-family residential homes, accessory buildings, and gas wells

Existing Zoning: PR, Pre-Development District and SF-12/22, Single-Family Residential District

Surrounding Land Use & Zoning:

North -Newt Patterson Rd. and Union Pacific Railroad; vacant land, single-family residential, plant nursery (PR, SF-12/22, PD, and A) across the street or railroad

South - Vacant land, PR and SF-7.5/12

East - Vacant land and gas well, PR

West - Vacant land, PR

Thoroughfare Plan Specification:

Newt Patterson Rd. - minor collector (three-lane undivided)

Retta Rd. - principal arterial (six-lane divided)

Comments and Considerations

The subject property consists of 277.961 acres. The property is currently developed with four (4) single-family homes, miscellaneous accessory structures, and two (2) gas wells. The applicant's request is to rezone the property from PR, Pre-Development District and SF-12/22, Single-Family Residential District to PD, Planned Development District to construct detached single-family residences and related amenities. The applicant proposes to construct a maximum of 520 single-family residences as shown in the Development Plan.

Development Plan and Standards

The proposed residential development will be called Willow Branch and will contain up to 520 detached single-family residences, a large area of open space in the southern portion of the site, and smaller areas of open space near the main entrances and in the east-central portion of the site. As proposed, the development will include four lot types, which are distributed fairly equally throughout the development (20% SF-4.5, 28% SF-6, 27% SF-7.2, and 25% SF-8.4). The SF-4.5 lots will be served by alleys and will be located on interior blocks of the development.

Approximately 136.57 acres (or 50.6% of the site) will be open space (floodplain, open space, or amenity center). The proposed development will have a gross density of 1.9 units per acre and a net density (independent of floodplain and perimeter right-of-way) of 3.1 units per acre. The proposed development will include two phases: Phase 1 will include 264 lots and Phase 2 will include 256 lots.

The minimum development regulations for the different lot types are as follows:

	SF-8.4	SF-7.2	SF-6	SF-4.5	
Minimum Lot Area:		8,400 sq. ft.	7,200 sq. ft.	6,000 sq. ft.	4,500 sq. ft.
Minimum Floor Area:		2,400 sq. ft.	2,200 sq. ft.	2,000 sq. ft.	1,800 sq. ft.***
Maximum Lot Coverage:		55%	55%	55%	55%
Minimum Lot Width:		70'	60'	50'	40'
Minimum Lot Depth:		110'	110'	110'	100'
Minimum Front Yard:	20'	20'	20'	15'	*
Minimum Rear Yard:	20'	15'	15'	20'	
Min. Interior Side Yard:		7.5'	5'	5'	5'
Min. Corner Side Yard**:		15'	15'	15'	15'
Maximum Height:		35'	35'	35'	35'
Minimum Lot Frontage:		50'	50'	35'	30'

*SF-4.5 shall have a minimum 15' front yard setback, but no greater than 20'.

**A 20' setback is required for lots that back up to the side property line of another lot and a 15' setback is required for lots that back up to the rear of another lot.

***Up to one third of the SF-4.5 lots shall be allowed to have a reduced minimum floor area of 1,600 sq. ft.

Notes:

1. Lots on a cul-de-sac or elbow may have the lot width reduced by 10 feet as long as the lot area exceeds the minimum square footage.
2. Corner lots shall be at least 10' wider than the minimum lot width

Architectural Regulations

The architectural standards prepared by the applicant reference the community design standards set forth in Section 155.056 of the City's Code of Ordinances. The architectural standards mandate that all homes shall be at least 80% masonry.

As it relates to garage orientation, SF-8.4 homes shall be J-swing or side-entry garages; third-car garage options are allowed to face the street so long as they are set back a

minimum of 20' from the front façade of the dwelling. SF-6 and SF-7.2 homes shall have a 25' garage setback for any front-facing garages. SF-4.5 homes shall be rear entry (served by alleys). All garage doors shall be wood, wood-clad, or carriage-style doors.

A minimum of 25% of the SF-4.5 lots shall have a front porch with a minimum size of 40 sq. ft.

Access and Circulation

The development will be served by two main entrances off Newt Patterson Road, with an additional entrance off Retta Road when it gets extended in the future. All three access points will be collector streets (60'-width right-of-way); the two access points off Newt Patterson Road taper to standard residential streets (50'-width right-of-way) about 1000' into the development. The access points off Newt Patterson Road will also include divided boulevard sections with enhanced entryway features. The two main collector streets will intersect roughly in the center of the development, with one of them continuing east to serve the eastern portion of the development. Two culvert crossings will be provided over a tributary of Willow Branch to serve the portion of Phase 2 located east of the channel. Two stubs will be provided on the eastern boundary of the development to provide connections to future development that may occur to the east.

As currently presented, the alleys to serve the SF-4.5 lots will include a 20'-wide common access easement and a paving width of 15'; the alleys will be maintained by the homeowners' association.

A large dedication zone for the future extension of Retta Road has been accommodated on the western portion of the development to provide for the extension of this roadway depending on the ultimate alignment. This future extension of Retta Road is part of the Thoroughfare Plan and will provide a future north-south artery connecting Broad Street to FM 1187 on the west side of the City.

A Traffic Impact Analysis (TIA) was required for this proposed development and has been reviewed by staff. Based on the information provided in the TIA, the following will need to be provided:

- 1.) To maintain traffic flow and minimize delay on Newt Patterson Road, an eastbound right-turn lane will be required at the west subdivision access point (primary drive).
- 2.) Design and installation of a traffic signal at the intersection of FM 1187 and Newt Patterson Road will need to be provided. This design and installation shall also include northbound and southbound left-turn bays on Newt Patterson Road. Based upon the traffic added to the northbound approach, the developer is responsible for 80% of this cost.

Gas Wells

The gas well in the center of the development will remain and the access to it will be modified to use one of the collector streets for the development. Approximately 31 residential lots will be located within 300' of the central gas well pad. 30 lots will front or side to the road that will carry gas well traffic to the central pad site and an additional 17 lots will back to the access road or to the gas well.

The gas well in the eastern portion of the development will also remain and access to it and other nearby gas wells will continue to use the existing access road along the northern and eastern boundary of the development. This access road will now terminate at the subdivision collector street near the main entrance at Newt Patterson. Approximately 52 residential lots will be located within 300' of the eastern gas well pad, with 18 of those lots backing directly to it. Additionally, 54 residential lots will back to the access road for the eastern gas well.

Written consent from the gas well operators to relocate their access will need to be provided. The applicant has indicated they have been in contact with the eastern gas well operator and have received confirmation regarding this. They are awaiting confirmation from the central gas well operator. In addition, written consent will need to be provided in order to cross the gas pipeline at the far southeast corner of the development.

Open Space and Amenity Plan

The proposed Open Space and Amenity Plan has been provided and further details can be found in the Development Standards and the Enhanced Entryway and Amenity Plans exhibit. Over half of the site (136.57 acres) will be dedicated as open space. A majority of this area is floodplain located in the southern portion of the site, as well as open space areas along the north-south tributary of Willow Branch in the eastern portion of the development, areas near the main entrances to the site, the amenity center area, and smaller open space lots. Significant stands of trees will be preserved near the entrances off Newt Patterson Road as well as along the north-south tributary. Three existing ponds will also be preserved: one near the amenity center, one in the floodplain adjacent to some of the lots, and one in the center of the open space area in the eastern portion of the site.

The amenity center will be located roughly in the center of Phase 1 and will include a swimming pool, open shade structure, playground, and restroom facilities. The open space area in the eastern portion of the site along the north-south creek (roughly the center of Phase 2) will include an overlook with seating area and shade structure. Additional open space amenities to be provided include a disc golf course and soccer goals.

Street Trees and Landscaping Standards

As illustrated in the Street Plan and specified in the Development Standards, street trees will be provided throughout the development (with the trees located between the sidewalk and the street). One street tree shall be provided per lot. In open space areas, the developer shall install one street tree every 50' of frontage. In addition, for the SF-8.4 and SF-7.2 lots, there will be a minimum of two trees required for each lot, one of which may be located in the rear yard. For the SF-6 and SF-4.5 lots, one front yard tree is required. For all product types, 15% of the front yard landscaping shall be enhanced planter beds; the area calculation shall be exclusive of driveways and sidewalks to the home.

Screening Plan

A screening plan has been provided, illustrating the locations of the different screening

devices planned throughout the development. In addition, screening standards are specified in the Development Standards. A 6' masonry screening wall will be provided to screen the lots backing up to the future extension of Retta Road. Lots backing up to Newt Patterson Road near the entrance of the development and lots siding or backing up to the development's collector streets will include a 6' wood fence with masonry columns. 4' split-rail wood fences will also accentuate the two entrances on Newt Patterson Road. Lots backing or siding to gas well pads or access roads will include an 8' wood fence. Finally, lots backing or siding to open space areas will include a 6' ornamental metal fence.

Trail Plan

To allow residents access to the open space areas and to provide pedestrian connectivity throughout the development, trails will be provided as shown in the Trail Plan. All trails will be concrete. A 6' trail will be provided along Newt Patterson Road and the collector streets. A 10' trail will be provided through the large open space area in the southern portion of the site. A 6' trail connection has been proposed along the north-south tributary to connect the 10' trail section in the open space area to the 6' trail along the street; if grades do not permit the trail connection being made along the tributary, the trail connection shall be made along the street east of the tributary. A trailhead will be provided at the main entrance to the 10' trail west of the amenity center.

Enhanced Entryway Plan

An Enhanced Entryway Plan has been provided, showing the design enhancements proposed for the two entrances off Newt Patterson Road. The primary (west) entryway will include a long divided boulevard section with an area of enhanced paving (replicating cattle guard), enhanced landscaping in the median and on either side of the entryway, a stone & metal sign with the name of development in brushed aluminum lettering, overhead structures with pendant lights on either side of the entryway, and an overhead structure in the median with a smaller logo sign to match the main entry sign. The secondary (east) entryway will include a shorter divided boulevard section with a smaller area of enhanced paving (replicating cattle guard), enhanced landscaping in the median and on either side of the entryway, freestanding stone walls in the median and the east side of the entryway, an overhead structure with smaller logo sign to match the main entry sign on the east side of the entryway, and an overhead structure with pendant light on the west side of the entryway. The entryways will also include 4'-tall split-rail wood fences, boulders, and the preservation of existing trees.

Recommendation

The proposed development will provide for single-family residential uses and related amenities. The Land Use Plan recommends continued development as rural estate residential lots, but also allows for residential densities of up to 3 units per acre where development includes city water and sewer, consistent with the existing feel and character of the area, using the residential guidelines adopted by Council as a guide to any new residential development. At a gross density of 1.9 units per acre and a net density (independent of floodplain) of 3.1 units per acre, this development meets the density recommendations of the Land Use Plan. In addition, the Land Use Plan encourages cluster development to protect and preserve drainage ways, open space, trees, creeks,

and tributaries to accommodate drainage and provide for linear parks, habitats for animals, and natural buffers. With large areas of the development set aside to preserve floodplain, creeks, tributaries, and heavily wooded areas, this development will follow the recommendations. The Land Use Plan also encourages single-loaded streets to allow for scenic views of open space, which the development achieves in a handful of areas such as near the trailhead and overlook and in the southeast portion of the development.

The development also helps to enhance the rural character of the area as seen from Newt Patterson Road, with large areas of trees preserved near the main entrances and enhanced entryway features such as split-rail fences, enhanced paving meant to replicate cattle guard, enhanced landscaping, and decorative overhead structures.

The mixture of lot types, home sizes, and architectural design elements will help to create a true neighborhood with a mix of product offerings that cater to different demographics distributed evenly throughout the development. As the City approaches build-out, the development will also provide for the maximum utilization of developable land appropriate for this area while preserving the open space that is needed.

In addition to providing for proper drainage and flood control, the large areas of open space and preservation of floodplain and creeks will also help to provide abundant open space and recreational opportunities for neighborhood residents, as well as buffering of properties to the south. The entryway features, street trees, trails, swimming pool, playground, disc golf course, soccer goals, seating areas, shade structures, trails, overlook, trailhead, and ponds will help to enhance the development and provide the necessary amenities for a development of this size. The planned screening devices will provide for the necessary screening of residential lots from roadways, gas well sites and access roads, and open space areas in a manner that is aesthetically-pleasing and appropriate.

To aid in traffic circulation, two main points of access have been provided, with a third access point planned for when Retta Road is extended and additional future access available to the east. Staff believes that the two points of access are adequate to serve the western two-thirds of the development and believes the eastern third of the development will be adequately served when Retta Road is extended or other access to Newt Patterson Road is provided to the east (across the railroad). In the meantime, improvements to Newt Patterson Road (at the entrance to the development) and the intersection of Newt Patterson & FM 1187 shall be made to ensure adequate traffic circulation and safety.

It should be noted that the proposed access to the development does not meet the Fire Code requirement for two points of access placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the area to be served. However, the property's configuration relative to the railroad makes meeting this requirement difficult to achieve. Staff believes the two access points on Newt Patterson Road combined with the connection to the future extension of Retta Road and possible future connections to the east will help to mitigate access limitations in the future. Staff also supports withholding any development east of the north-south tributary until Retta

Road is extended or access to the east (across the railroad to Newt Patterson Road) is provided.

Staff recommends approval with the following conditions:

1. No lots shall be permitted east of the north-south tributary until Retta Road is extended to the western access point or an eastern access point is made across the railroad to connect to Newt Patterson Road.
2. The two culverts proposed to be constructed in Phase 2 shall not have any exposed concrete along facing, including retaining walls and wings. All culvert facings shall be faced in cast stone, stone, or other similar material. The vehicular crossings shall include 4' split-rail wood fences with masonry columns to match the fencing at the primary and secondary neighborhood entries; the masonry columns shall include decorative planter boxes and be spaced at a minimum of 10-foot intervals. The culvert facing and railing shall be privately maintained.
3. The trail connection shall be provided along the north-south tributary as shown on the plans.
4. To maintain traffic flow and minimize delay on Newt Patterson Road, an eastbound right-turn lane will be required at the west subdivision access point (primary drive).
5. Design and installation of a traffic signal at the intersection of FM 1187 and Newt Patterson Road shall be provided. This design and installation shall also include northbound and southbound left-turn bays on Newt Patterson Road. Based upon the traffic added to the northbound approach, the developer is responsible for 80% of this cost.
6. Written consent shall be provided from both gas well operators to relocate and/or reconfigure their access as shown.
7. Written consent shall be provided from the gas pipeline operator to cross the pipeline easement as shown.
8. The applicant shall be permitted to have a maximum of two (2) vehicular entries into the development from Newt Patterson Road: a primary entry and a secondary entry. Both entries shall be constructed in substantial conformance with the illustrations shown in Exhibit E.
9. The total number of lots that may be developed for a detached single-family dwelling shall not exceed 520, as shown on the Development Plan in Exhibit C-1.
10. There shall be a total of four (4) lot types provided in the development, as shown on the Development Plan in Exhibit C-1. The lot types shall be as follows: SF-4.5; SF-6; SF-7.2; and SF-8.4.
11. Concerning the five (5) lots identified on the Development Plan in Exhibit C-1 as SF-7.2, and located directly north of the westernmost gas / oil well pad side and east of the intersection of the two (2) thoroughfares designated as 60' Collectors, they shall be removed; and such lots shall be shown as reverting to open space on the revised Development Plan submitted for approval.
12. The same home plan shall not be repeated within eight (8) lots on either side of a home on the same block face.
13. The applicant shall ensure a minimum of 25 percent of the total number of detached single-family residences constructed within each lot type (e.g., SF-4.5, SF-6, SF-7.2, and SF-8.4) shall have a porch meeting the design specifications as provided below.
14. The applicant shall ensure that all porches satisfy the following design specifications:

- a. All required porches shall be designed and constructed so that they extend along the front façade. In addition, the required porch may project into the front setback up to 50 percent of its depth.
 - b. All required porches shall have a minimum depth of six (6) feet; a minimum area of 60 square feet; be covered by a roof and open on a minimum of (2) sides; and have ample space for outdoor furniture and other related activities. The minimum area calculations shall not include any entryways.
 - c. All required porch floors shall be of brick, concrete slab, stone, or wood plank.
 - d. The Director of Planning, or their designee, may administratively approve a porch design that deviates from these specific requirements if it meets the overall intent of the porch requirement.
15. The applicant shall ensure that the PD, planned development district, provides a set of architectural standards for the design of all detached single-family residences and other permitted buildings. Such architectural standards shall also contain provisions for building materials.
16. The alleys shall have a minimum access easement of 20' and the paving width for all alleys shall be a minimum of 14'.
17. The applicant shall ensure that all permitted buildings shall have pitched roofs which meet the specifications in Section 155.056 of the City's Code of Ordinances.
18. All dedicated park land or open space intended for dedication as park land according to the provisions of Chapter 156 of the City's Code of Ordinance shall adhere to the design criteria established by the Department of Parks and Recreation.

Attachments:

Maps and Supporting Information

Exhibit A - Property Description

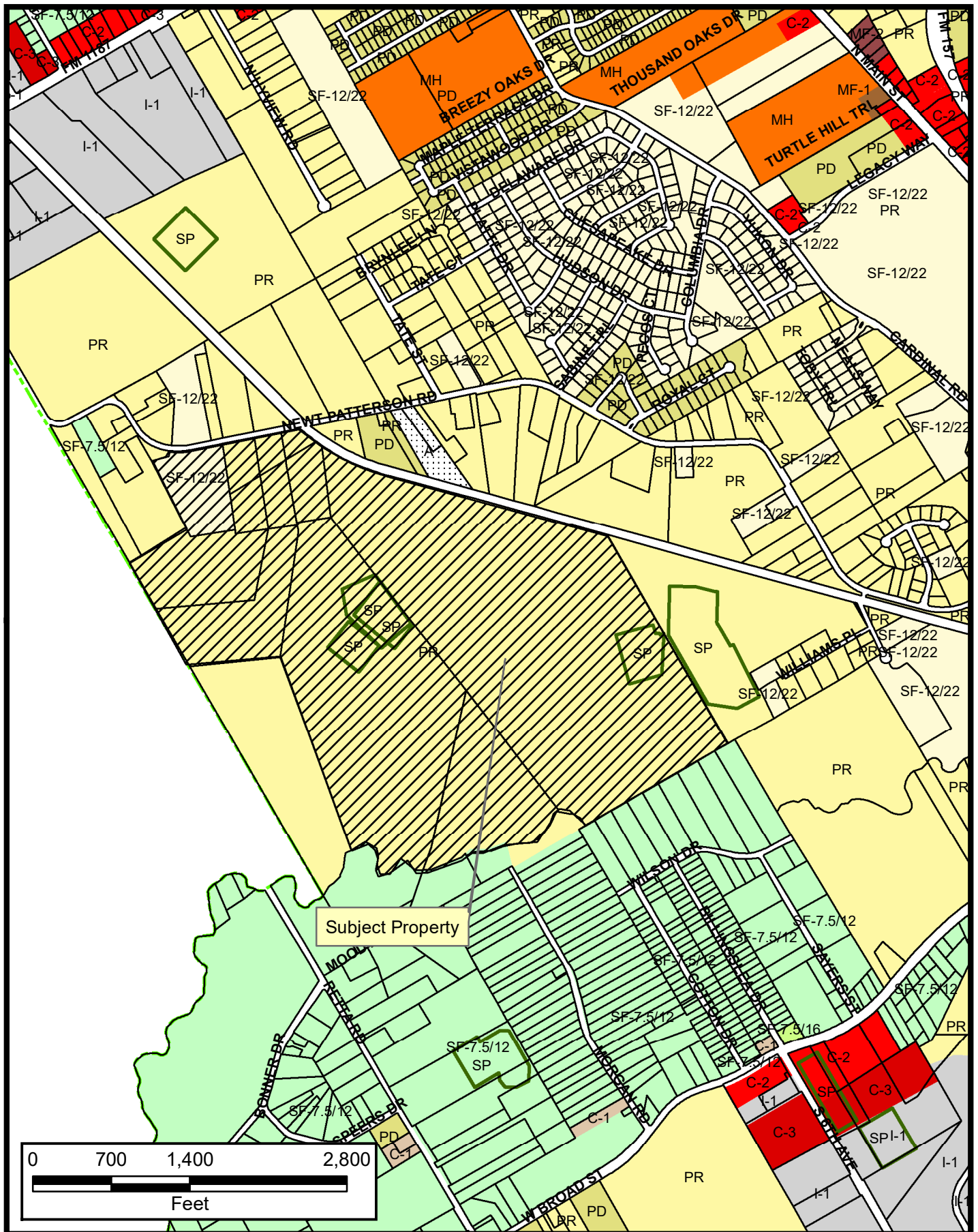
Exhibit B - Development Standards

Exhibit C - Development Plan

Exhibit D - Open Space, Screening, and Trail Plan

Exhibit E - Enhanced Entryway and Amenity Plans





ZC#21-004

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.

7/21/2021

Property Owner Notification for ZC#21-004

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
		BARNETT GATHERING LLC	810 HOUSTON ST	FORT WORTH, TX	76102
BLUE STAR CREEK	BLK 1	CONNER, KEVIN & KIMBERLY	1439 NEWT PATTERSON RD	MANSFIELD, TX	76063
C'EST LA VIE ADDITION	LOT 1	TRAN, MINH V	1901 NEWT PATTERSON RD	MANSFIELD, TX	76063
C'EST LA VIE ADDITION	LOT 1	TRAN, MINH V	1901 NEWT PATTERSON RD	MANSFIELD, TX	76063
HAMMAN TERRACE ADDITION	BLK 4	JONES, PAULA LYNN	1024 WILSON DR	MANSFIELD, TX	76063-4524
HAMMAN TERRACE ADDITION	BLK 4	JONES, PAULA LYNN	1024 WILSON DR	MANSFIELD, TX	76063-4524
HAMMAN TERRACE ADDITION	BLK 4	JONES, PAULA LYNN	1024 WILSON DR	MANSFIELD, TX	76063-4524
HAMMAN TERRACE ADDITION	BLK 4	JONES, PAULA LYNN	1024 WILSON DR	MANSFIELD, TX	76063-4524
HAMMAN TERRACE ADDITION	BLK 4	JONES, PAULA LYNN	1024 WILSON DR	MANSFIELD, TX	76063-4524
HANKS, THOMAS J SURVEY	A 644	MACKENZIE, GAVIN	275 WILLIAMS CT	MANSFIELD, TX	76063
HANKS, THOMAS J SURVEY	A 644	MANSFIELD PARK FACILITIES DEVELOPMENT CORPORATION	1200 E BROAD ST	MANSFIELD, TX	76063-1805
HANKS, THOMAS J SURVEY	A 644	MACKENZIE, GAVIN H & PATRICIA A	275 WILLIAMS CT	MANSFIELD, TX	76063
HANKS, THOMAS J SURVEY	A 644	ROBINSON, WILLIE EST	117 MORGAN RD	MANSFIELD, TX	76063-4418
HANKS, THOMAS J SURVEY	A 644	ROBINSON, WILLIE EST	117 MORGAN RD	MANSFIELD, TX	76063-4418
HONEY'S HAVEN ADDITION	BLK 1	CAIN, DOUGLAS L & JOAN M	1942 NEWT PATTERSON RD	MANSFIELD, TX	76063-4228
MOUNT ZION ESTATES	LOT 10	JACKSON, LATRICIA	3004 PHOENIX DR	FORT WORTH, TX	76116
MOUNT ZION ESTATES	LOT 11	KENDALL, JULIA MARIE	211 SAYERS DR	MANSFIELD, TX	76063-4518
MOUNT ZION ESTATES	LOT 12	KENDALL, JULIA MARIE	211 SAYERS DR	MANSFIELD, TX	76063
MOUNT ZION ESTATES	LOT 9	JACKSON, LATRICIA	3004 PHOENIX DR	FORT WORTH, TX	76116

Property Owner Notification for ZC#21-004

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
ROCKERFELLOW, MARGARET SURVEY	A 1267	SHASTID, DERRELL C	1668 NEWT PATTERSON RD	MANSFIELD, TX	76063-6249
ROCKERFELLOW, MARGARET SURVEY	A 1267	SUTTERFIELD, DON M & SALLY	1830 NEWT PATTERSON RD	MANSFIELD, TX	76063-4229
ROCKERFELLOW, MARGARET SURVEY	A 1267	MABRY, L C	1854 NEWT PATTERSON RD	MANSFIELD, TX	76063-4229
ROCKERFELLOW, MARGARET SURVEY	A 1267	GUZMAN, JORGE	6318 SNOW RIDGE CT	ARLINGTON, TX	76018
ROCKERFELLOW, MARGARET SURVEY	A 1267	PACHECO, MARIA & MAGDALENO	1525 NEWT PATTERSON RD	MANSFIELD, TX	76063-6251
ROCKERFELLOW, MARGARET SURVEY	A 1267	BRIMBERRY, JASON P	1306 VISTAWOOD DR	MANSFIELD, TX	76063
ROCKERFELLOW, MARGARET SURVEY	A 1267	PACHECO, MAGDALENO & MARIA	1525 NEWT PATTERSON RD	MANSFIELD, TX	76063-6251
ROCKERFELLOW, MARGARET SURVEY	A 1267	PACHECO, MAGDALENO & MARIA	1525 NEWT PATTERSON RD	MANSFIELD, TX	76063-6251
ROCKERFELLOW, MARGARET SURVEY	A 1267	PACHECO, MAGDALENO & MARIA	1573 NEWT PATTERSON RD	MANSFIELD, TX	76063-6251
ROCKERFELLOW, MARGARET SURVEY	A 1267	PACHECO, JOSE C & MA ALICIA	6805 DICK PRICE RD	MANSFIELD, TX	76063-5241
ROCKERFELLOW, MARGARET SURVEY	A 1267	PARKER, LINDA KAY ETAL	1171 NEWT PATTERSON RD	MANSFIELD, TX	76063-6333
ROCKERFELLOW, MARGARET SURVEY	A 1267	SCHROEDER, OTTO E III & KATHRYN L	500 HAWK CT	COPPELL, TX	75019
ROCKERFELLOW, MARGARET SURVEY	A 1267	SARMIENTO, NEFTALI	2013 NEWT PATTERSON RD	MANSFIELD, TX	76063-4221
ROCKERFELLOW, MARGARET SURVEY	A 1267	BACK, HARVEY C	1791 NEWT PATTERSON RD	MANSFIELD, TX	76063
ROCKERFELLOW, MARGARET SURVEY	A 1267	BACK, JACOB C	1791 NEWT PATTERSON RD	MANSFIELD, TX	76063
ROCKERFELLOW, MARGARET SURVEY	A 1267	SCHROEDER, OTTO E III & KATHRYN L	500 HAWK CT	COPPELL, TX	75019
ROCKERFELLOW, MARGARET SURVEY	A 1267	SCHROEDER, OTTO E III & KATHRYN L	500 HAWK CT	COPPELL, TX	75019
ROCKERFELLOW, MARGARET SURVEY	A 1267	BACK, HARVEY C	1821 NEWT PATTERSON RD	MANSFIELD, TX	76063
ROCKERFELLOW, MARGARET SURVEY	A 1267	RAWDON, GREGORY L ETAL	11201 COUNTY ROAD 525	MANSFIELD, TX	76063

Property Owner Notification for ZC#21-004

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
ROCKERFELLOW, MARGARET SURVEY	A 1267	SEETON, WILBERT W & LINDA G	1127 NEWT PATTERSON RD	MANSFIELD, TX	76063-6333
ROCKERFELLOW, MARGARET SURVEY	A 1267	BACK, JACOB	1791 NEWT PATTERSON RD	MANSFIELD, TX	76063
ROCKERFELLOW, MARGARET SURVEY	A 1267	BACK, HARVEY	1821 NEWT PATTERSON RD	MANSFIELD, TX	76063-4220
ROCKERFELLOW, MARGARET SURVEY	A 1267	AFSAHI, VINCE F	25402 NELLIE GAIL RD	LAGUNA HILLS, CA	92653
ROCKERFELLOW, MARGARET SURVEY	A 1267	WILSON, NATHANIEL ETAL	6616 ROBINDALE RD	FOREST HILL, TX	76140-1224
ROCKERFELLOW, MARGARET SURVEY	A 1267	BACK, HARVEY C	1791 NEWT PATTERSON RD	MANSFIELD, TX	76063
ROCKERFELLOW, MARGARET SURVEY	A 1267	BACK, JACOB C	1791 NEWT PATTERSON RD	MANSFIELD, TX	76063
ROCKERFELLOW, MARGARET SURVEY	A 1267	BACK, JACOB C	1791 NEWT PATTERSON RD	MANSFIELD, TX	76063
ROCKERFELLOW, MARGARET SURVEY	A 1267	BACK, HARVEY C	1821 NEWT PATTERSON RD	MANSFIELD, TX	76063
ROCKERFELLOW, MARGARET SURVEY	A 1267	SHASTID, DERRELL C	1668 NEWT PATTERSON RD	MANSFIELD, TX	76063-6249
ROCKERFELLOW, MARGARET SURVEY	A 1267	BACK, JACOB C	1791 NEWT PATTERSON RD	MANSFIELD, TX	76063
ROCKERFELLOW, MARGARET SURVEY	A 1267	BACK, JACOB C	1791 NEWT PATTERSON RD	MANSFIELD, TX	76063
ROCKERFELLOW, MARGARET SURVEY	A 1267	PACHECO, MAGDALENO & MARIA	1525 NEWT PATTERSON RD	MANSFIELD, TX	76063-6251
ROCKERFELLOW, MARGARET SURVEY	A 1267	ROCHIN, SERGIO M & DIANA M	2105 BELTON DR	ARLINGTON, TX	76018-2595
ROCKERFELLOW, MARGARET SURVEY	A 1267	BACK, HARVEY C	1821 NEWT PATTERSON RD	MANSFIELD, TX	76063
ROCKERFELLOW, MARGARET SURVEY	A 1267	BACK, HARVEY C	1821 NEWT PATTERSON RD	MANSFIELD, TX	76063
ROCKERFELLOW, MARGARET SURVEY	A 1267	JONES, NATHAN & CLARA	1311 NEWT PATTERSON RD	MANSFIELD, TX	76063-6335
ROCKERFELLOW, MARGARET SURVEY	A 1267	BACK, JACOB	1791 NEWT PATTERSON RD	MANSFIELD, TX	76063

EXHIBIT A
ZC#21-004
Willow Branch
LEGAL DESCRIPTION

BEING a tract of land situated in the Margaret Rockerfellow Survey, Abstract No. 1267, Tarrant County, Texas and being all of Lot 1, of C'est La Vie Addition, an addition an addition to the City of Mansfield, Texas, according to the plat thereof recorded in Cabinet A, Page 1355 of the Plat Records of Tarrant County, Texas and being all of a 128.82 acre tract of land described in Gift Deed to Colette Nifong Rawdon, recorded in Instrument No. D200204581, Official Public Records of Tarrant County, Texas; all of a 91.01 acre tract of land described in Special Warranty Deed to Jacob Charles Back, Jr., and Harvey Claud Back, recorded in Instrument No. D203285727, Official Public Records of Tarrant County, Texas; all of a 15.00 acre tract of land described in Warranty Deed to Jacob C. Back, Jr. and Judy Back, recorded in Volume 7396, Page 1538, Deed Records of Tarrant County, Texas; all of a 20.00 acre tract of land described in Deed to Harvey Back, recorded in Instrument No. D2000020455, Official Public Records of Tarrant County, Texas; all of a 5.00 acre tract of land described in Warranty Deed to Jacob C. Back, Jr. and Judy Back, recorded in Volume 7267, Page 1487, Deed Records of Tarrant County, Texas; and all of a 5.00 acre tract of land described in Special Warranty Deed to Jacob Charles Back, Jr., and Harvey Claud Back, recorded in Instrument No. D203285728, Official Public Records of Tarrant County, Texas and being more particularly described as follows:

BEGINNING at a 5/8" iron rod with plastic cap stamped "KHA" set at the intersection of the south right-of-way line of Newt Patterson Road (County Road No. 2108, a variable width right-of-way) and the southwest right-of-way line of the Southern Pacific Railroad (a 100-foot wide right-of-way), at the northernmost corner of said 128.82 acre tract and being the beginning of a curve to the left having a central angle of 25°03'49", a radius of 2004.18 feet, a chord bearing and distance of South 61°49'48" East, 869.74 feet;

THENCE with said southwest right-of-way line, the following courses and distances:

In a southeasterly direction, with said curve to the left, an arc distance of 876.71 feet (Deed:1017.8 feet) to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 74°44'19" East, a distance of 2055.73 feet (Deed:1911 feet) to a 1/2" iron rod found at the northeast corner of said 128.82 acre tract and the northwest corner of a 40.485 acre tract of land described in Special Warranty Deed to Sergio M. Rochin and Diana Rochin, recorded in Instrument No. D196042455, Official Public Records of Tarrant County, Texas;

THENCE departing said southwest right-of-way line and with the southwest line of said 40.485 acre tract, South 29°58'32" East, a distance of 2128.47 feet (Deed:2130 feet) to a 1/2" iron rod found in the northwest line of Lot 12, of Mount Zion Estates, an addition an addition to the City of Mansfield, Texas, according to the plat thereof recorded in Volume 388-11, Page 134, Plat Records of Tarrant County, Texas at the southwest corner of said 40.485 acre tract;

THENCE with the northwest line of said Mount Zion Estates and the northwest line of Hammon Terrace Additions, an addition an addition to the City of Mansfield, Texas, according to the plat thereof recorded in Volume 388-5, Page 56, Plat Records of Tarrant County, Texas, South 60°01'28" West, a distance of 1451.00 feet to a point in a creek for corner at the easternmost corner of a 5.892 acre tract of land

EXHIBIT A
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Willow Branch
LEGAL DESCRIPTION

described in Special Warranty Deed to Mansfield Park Facilities Development Corporation, recorded in Instrument No. D211190585, Official Public Records of Tarrant County, Texas;

THENCE departing the northwest line of said Hammon Terrace Additions, and generally along the centerline of said creek, the following courses and distances:

North 48°34'14" West, a distance of 194.50 feet to a point for corner;
North 79°58'26" West, a distance of 89.50 feet to a point for corner;
South 52°20'21" West, a distance of 67.60 feet to a point for corner;
South 20°28'53" West, a distance of 84.41 feet to a point for corner;
South 32°37'53" West, a distance of 213.03 feet to a point for corner;
South 84°54'53" West, a distance of 303.04 feet to a point for corner;
South 68°59'53" West, a distance of 191.32 feet to a point for corner;
South 87°25'53" West, a distance of 105.71 feet to a point for corner;
South 54°02'53" West, a distance of 111.01 feet to a point for corner;
South 70°35'49" West, a distance of 315.75 feet to a point for corner;
South 84°01'37" West, a distance of 106.01 feet to a point for corner;
North 33°09'23" West, a distance of 141.02 feet to a point for corner;
South 54°24'37" West, a distance of 200.02 feet to a point for corner;
South 73°23'37" West, a distance of 100.01 feet to a point for corner;
North 24°15'23" West, a distance of 64.01 feet to a point for corner;
North 12°52'37" East, a distance of 99.81 feet to a point for corner;
North 18°51'23" West, a distance of 89.01 feet to a point for corner;
North 50°01'23" West, a distance of 76.01 feet to a point for corner;
South 68°22'37" West, a distance of 160.02 feet to a point for corner at the southeast corner of a 53.65 acre tract of land described in General Warranty Deed to Peregrine Field Services, LP, recorded in Instrument No. D208458322, Official Public Records of Tarrant County, Texas;

THENCE departing said creek and with the northeast line of said 53.65 acre tract, North 20°01'23" West, at a distance of 35.22 feet, passing a 1/2" iron pipe found for reference, continuing with said northeast line, in all a total distance of a distance of 1847.22 feet (Deed:1847 feet) to a 1/2" iron rod found at the northeast corner of said 53.65 acre tract;

THENCE with the north line of said 53.65 acre tract, South 84°58'09" West, a distance of 844.08 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at an interior corner of said 53.65 acre tract and the southwest corner of said 15.00 acre tract; from which a disturbed 1/2" iron pipe found bears South 36°57' East, a distance of 11.0 feet;

THENCE with a northeast line of said 53.65 acre tract, North 29°13'43" West, at a distance of 560.52 feet, passing a 1/2" iron rod found at the northwest corner of said 15.00 acre tract and the southwest corner of said 20.00 acre tract, continuing with said northeast line and the northeast line of a 69.787 acre tract of land described in Special Warranty Deed to Otto E. Schroeder, III and Doris R. Schroeder, recorded in

EXHIBIT A
ZC#21-004
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LEGAL DESCRIPTION

Instrument No. D215291282, Official Public Records of Tarrant County, Texas, a total distance of 1033.58 feet to a 1/2" iron rod found at an interior corner of said 69.787 acre tract;

THENCE with a southeasterly line of said 69.787 acre tract, North 59°26'43" East, a distance of 594.11 feet (Deed:596.5') to a 30" oak tree found in the southwest line of said Lot 1, of C'est La Vie Addition, an addition to the City of Mansfield, Texas according to the plat thereof recorded in Cabinet A, Slide 1355, Plat Records of Tarrant County, Texas at the southeast corner of said 69.787 acre tract;

THENCE with said southwest line of Lot 1, North 26°34'04" West, a distance of 683.69 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the northwest corner of said Lot 1;

THENCE with the north line of said Lot 1, North 75°03'20" East, a distance of 149.00 feet to a 1/2" iron rod with plastic cap stamped "CBG" found for corner;

THENCE continuing with the north line of said Lot 1, North 9°38'23" East, a distance of 39.53 feet to a 1/2" iron rod with plastic cap stamped "CBG" found for corner in said south right-of-way line of Newt Patterson Road and being the beginning of a non-tangent curve to the left having a central angle of 20°48'08", a radius of 498.60 feet, a chord bearing and distance of North 88°57'32" East, 180.03 feet;

THENCE with said south right-of-way line of Newt Patterson Road, the following courses and distances:

In a easterly direction, with said curve to the left, an arc distance of 181.02 feet to a 3/8" iron rod found for corner;

North 78°33'29" East, a distance of 991.33 feet to the **POINT OF BEGINNING** and containing 277.9608 acres or 12,107,971 square feet of land.

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.

EXHIBIT B
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PLANNED DEVELOPMENT STANDARDS

SWSECTION 1: GENERAL STANDARDS

The proposed development will be in general accordance with the attached Development Plan (Exhibit C-1), Street Plan (Exhibit C-2), Open Space/Amenity Plan (Exhibit D-1), Screening Plan (Exhibit D-2), Trail Plan (Exhibit D-3), and Enhanced Entryway and Amenity Plan (Exhibit E).

The proposed development shall be in accordance with the provisions of the approved Planned Development District and the Development Plans recorded hereunder shall be binding upon the applicant thereof, his successors and assigns, and shall limit and control all building permits.

The Willow Branch Planned Development (WBPD) shall apply to the 278.0-acres described in the legal description of Exhibit A. The WBPD shall have 4 distinct product lines as represented in Table 1 below. The maximum number of residential lots allowed within the WBPD is 550. In the event of a conflict between the written text and the illustrations provided in this planned development, the written text shall apply.

SECTION 2: DEVELOPMENT STANDARDS

Willow Branch will have single family detached residential lots as shown on the Development Plan. The single-family residential lots will comply with the following requirements:

Table 1

Product Type	Min. Lot Area	Min. Floor Area Per Unit	Max. Lot Coverage	Min. Lot Width	Min. Lot Depth	Min. Front Yard	Min. Rear Yard	Min. Interior Side Yard	Min. Side Yard at Corner **	Max. Height	Min Lot Frontage
SF-8.4	8,400 sf	2,400 sf	55%	75'	110'	20'	20'	7.5'	15'	35'	50'
SF-7.2	7,200 sf	2,200 sf	55%	60'	110'	20'	15'	5'	15'	35'	40'
SF-6	6,000 sf	2,000 sf	55%	50'	110'	20'	15'	5'	15'	35'	35'
SF-4.5	4,500 sf	1,800 sf***	55%	40'	100'	15'*	20'	5'	15'	35'	30'

*SF-4.5 shall have a minimum 15' front yard setback, but no greater than 20'.

**A 20' setback is required for lots that back up to the side property line of another lot and a 15' setback is required for lots that back up to the rear of another lot.

***Up to one third of the SF-4.5 lots shall be allowed to have a reduced minimum floor area of 1,600 sf.

Notes:

1. Lots on a cul-de-sac or elbow may have the lot width reduced by 10 feet as long as the lot area exceeds the minimum square footage.
2. Corner lots shall be at least 10' wider than minimum lot width.

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PLANNED DEVELOPMENT STANDARDS

- A. Garages:
 - 1. Garage orientation shall be as follows:
 - a. SF-8.4 shall be J-swing or side entry garage. Third car garage options are allowed to face the street so long as they are set back a minimum of 20' from the front façade of the structure.
 - b. SF-4.5 shall be rear entry.
 - c. SF-6 and SF-7.2 shall have a 25' garage setback for any front facing garages.
 - 2. Garage Door Enhancements: All garage doors shall be wood, wood clad or carriage style doors.
- B. Front Porches:
 - 1. A minimum of 25% of the SF-4.5 lots shall have a front porch with a minimum size of 40 square feet.
- C. Fencing
 - 2. Privacy fences shall be constructed of board on board cedar wood, stained medium brown, with a top rail cap and metal posts. Metal posts shall not be visible from the street or common areas.
 - 3. Lots adjacent to open spaces shall have open decorative metal fencing except for lots adjacent to Newt Patterson or future Retta Road. See Section 3.3 for perimeter screen standards.
- D. Engineering Design Standards
 - 1. Unless otherwise specified in this planned development, the design and construction of the public infrastructure and utilities shall be in accordance with the Mansfield Design Standards as currently enacted at the time of approval for construction. In the event of any conflict or inconsistency between these standards and the applicable City regulations, the terms and provisions of this planned development shall apply.
- E. Amenity Center
 - 1. Willow Branch will construct an amenity center including the following elements:
 - a. Swimming Pool
 - b. Open Shade structure
 - c. Playground
 - d. Bathroom facilities
- F. Parkland Dedication
 - 1. Parkland dedication shall be made as part of a separate developer's agreement to dedicate portions of the subject property along Walnut Creek and Willow Branch tributary.
- G. Open Space
 - a. Project will provide a minimum of 40% passive open space.
 - b. Walnut Creek Trailhead, 10' trail system, and overlook.
 - c. Disc golf and soccer goals

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Willow Branch
PLANNED DEVELOPMENT STANDARDS

SECTION 3: COMMUNITY DESIGN STANDARDS

Residential development in Willow Branch must comply with the community design standards in Code of Ordinances. All homes within the development shall be at least 80% masonry.

1. Community Buffers:
 - A. Newt Patterson
 1. A minimum 20' wide landscape buffer shall be provided adjacent to the right-of-way. Berms and retaining walls may be constructed within the buffer.
 2. A mix of canopy and ornamental trees shall be planted within the required landscape buffer. Canopy trees shall be planted at a rate of one tree per every 40 linear feet. Existing trees preserved within the Newt Patterson Community Buffer will count toward the required tree plantings.
 3. Ground cover may also be planted throughout the buffer. Ground cover includes, but is not limited to, shrubs, grasses, turf, mulched beds and sidewalks
 4. A minimum 6' wide, concrete trail shall be provided within the buffer along Newt Patterson right-of-way.
 - B. Retta Road
 1. Developer will dedicate the right of way for Retta Road upon request of the City of Mansfield.
 2. The alignment for future Retta Road has not been determined at the time of this Planned Development. Right of Way dedication shall be a maximum area as shown on the Development Plan (Exhibit C-1).
 3. Retta Road construction, inclusive of the adjacent landscape buffer and hike and bike trail, will be the City's obligation.
2. Buffer Vegetation (Newt Patterson): All proposed canopy trees, ornamental trees, and shrubs shall be selected from the recommended plant list found in the City of Mansfield Code of Ordinances.
 - A. Canopy Trees: Canopy trees shall be a minimum 3 caliper inches in size, measured 6" above the planting surface, and 7' in height at the time of planting. Canopy trees shall have a minimum crown spread of 25' at maturity.
 - B. Ornamental Trees: Ornamental trees shall be a minimum 1 caliper inch in size, measured 6" above the planting surface at the time of planting. Ornamental trees shall have a minimum crown spread of 15' at maturity. Ornamental trees having a mature crown spread of less than 15' may be substituted by grouping the trees to create the equivalent crown spread of 15'.
 - C. Shrubs: Shrubs shall be a minimum 1 gallon in size at the time of planting and shall attain a minimum height of 3' within two growing seasons.
 - D. Irrigation: Landscape buffers shall be irrigated with permanent irrigation systems. Trees and shrubs shall be irrigated by drip irrigation lines. Other landscaping may be irrigated by a combination of either drip or overhead spray irrigation.
 - E. All landscaping shall be provided in accordance with an approved landscape plan prior to acceptance of the subdivision by the City except as follows. During times of drought or

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PLANNED DEVELOPMENT STANDARDS

water emergency response stages, or inappropriate season for the plant material, (i.e. Ornamental tree in August or Agave in January) the Planning Director or his/her designee may grant permission to delay the installation of the required landscaping for up to 6 months.

3. Perimeter Screening:

A. Newt Patterson:

1. Screening where lots back or side: Minimum 6' tall and maximum 8' tall wood privacy fence with masonry columns every other lot.
2. Where open spaces are adjacent to Newt Patterson, ornamental metal or split rail fencing shall be provided as shown on Exhibit D-2, Screening Plan.

B. Retta Road

1. Screening where lots back or side: Minimum 6' tall and maximum 8' tall wood privacy fence.
2. Where open spaces are adjacent to the road, ornamental metal or split rail fencing shall be provided as shown on Exhibit D-2, Screening Plan.

4. Street Trees:

Street trees shall be canopy trees and provided along the entry roads as shown in the Enhanced Entry Way and Amenity Plans (Exhibit E-1)

- A. Street Trees Adjacent to Open Space: Developer shall install one street tree every 50 linear feet adjacent to Open Spaces.
 - B. Street Trees Adjacent to Residential Lot: residential lots fronting onto the entry road, as shown in Exhibit C-2, shall provide one street tree.
 - C. Street tree species shall conform to the City of Mansfield Landscaping requirements at the time of permitting.
5. Neighborhood Entry Feature: Architectural features on masonry walls or masonry monuments shall be located at the primary entrance for the Willow Branch community. The general design of which shall correspond with Exhibit E (Enhanced Entryway Plan). Entry features and/or community signage may be lighted.
6. All off-street parking shall adhere to the Zoning Ordinance requirements applicable to single-family residential zoning and the City's design standards that are in effect at the time of permitting.

SECTION 4: GENERAL CONDITIONS

A. Landscaping:

1. For SF-8.4 and SF-7.2, there will be a minimum of two trees required for each lot with a minimum three (3.0) inch caliper, one of which may be located in the rear yard. For SF-6 and SF4.5 lots, one front yard tree is required with a minimum three (3.0) inch caliper.
2. For all product types, 15% of the front yard landscaping shall be enhanced planter beds. Area calculation shall be exclusive of driveways and sidewalks to the home.

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Willow Branch
PLANNED DEVELOPMENT STANDARDS

B. Engineering Design Standards

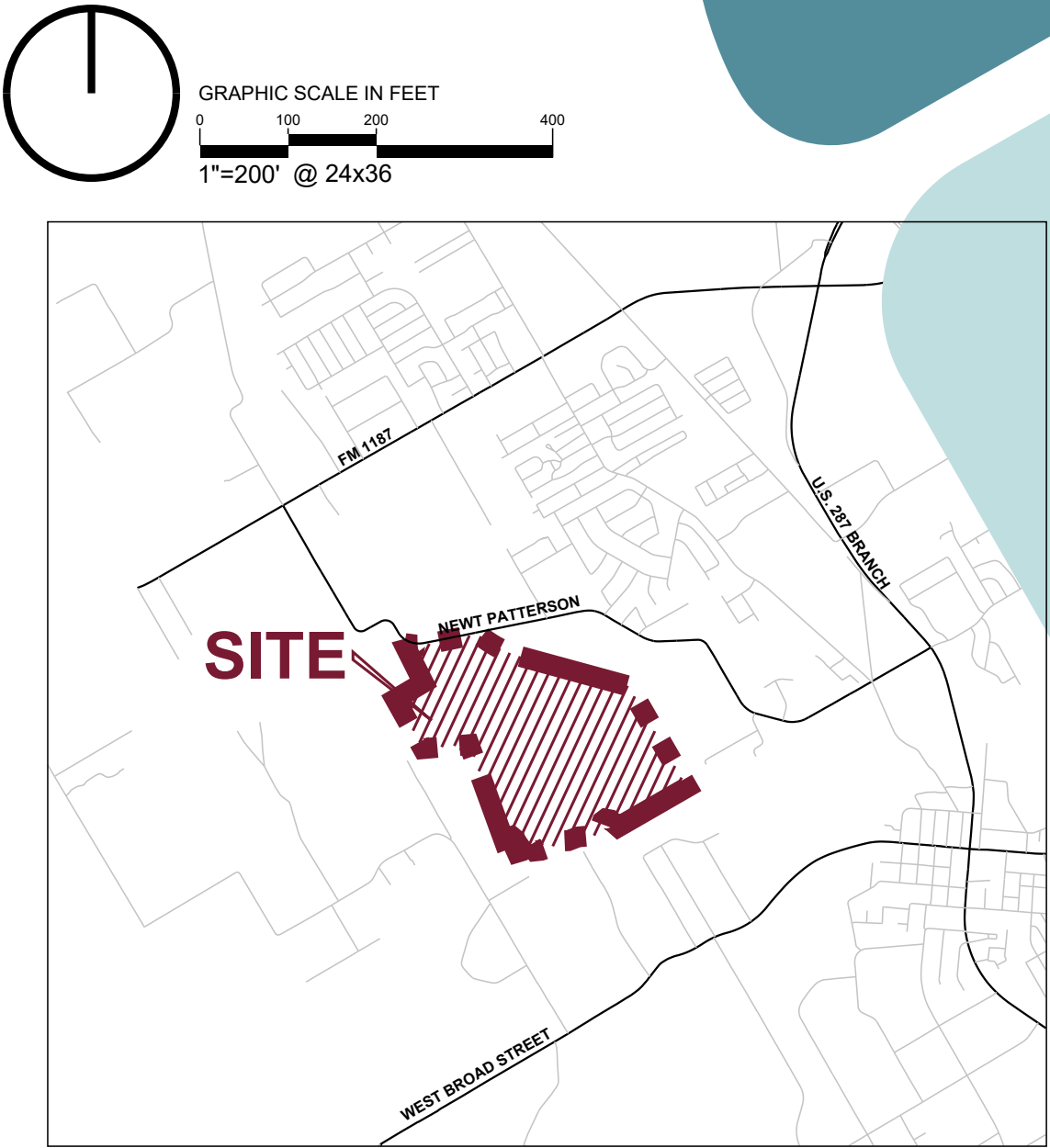
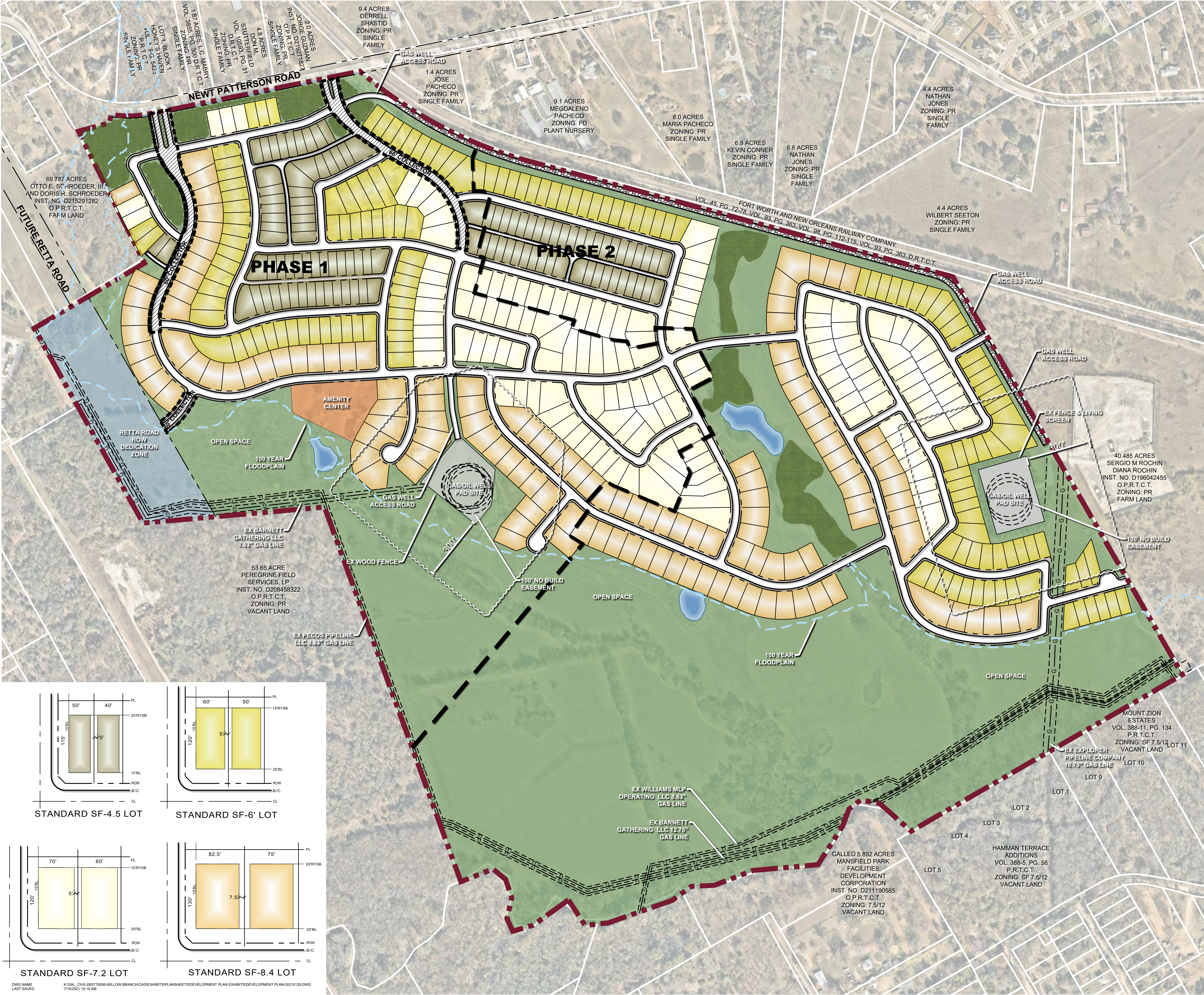
1. Unless otherwise specified in this planned development, the design and construction of the public infrastructure and utilities shall be in accordance with the Mansfield Design Standards as currently enacted at the time of permitting. In the event of any conflict or inconsistency between these standards and the applicable City regulations, the terms and provisions of this planned development shall apply.

C. Gas Well Disclosure

1. All lots that front onto public streets leading to the existing pad sites or lots that back to either of the haul roads will be required to be disclosed as such on the final plat.
2. All lots within a 300' radius of the existing pad sites will be required to be disclosed as such on the final plat.

SECTION 5: HOMEOWNERS ASSOCIATION

- A. A mandatory homeowners association will be responsible for the maintenance of lots owned by the HOA, alleys, non-standard pavement, detention ponds, amenity center, trails, entryway features, signage/hardscaping elements at entryways, screening walls and fences shown on Exhibit D-2 Screening Plan, master developer provided canopy trees, and landscaping at the entryway and HOA lots.
- B. The HOA documents shall be filed in accordance with the City of Mansfield policies. These documents shall be reviewed by the City Attorney prior to the filing of the final plat. The documents shall be filed with the final plat at Tarrant County and Johnson County as deemed necessary by the City Attorney. The documents shall be submitted in a timely manner to allow for a minimum of 60 days review. Failure to submit the documents or incomplete documents may result in 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.
- C. The HOA shall be responsible for the maintenance of any amenity improvements located within the Right-Of-Way at either the primary, secondary, or tertiary entrances as shown in Exhibit E-1.



LOCATION MAP			
NOT TO SCALE			
Land Use Acreage Summary	Phase 1	Phase 2	Total
Perimeter Thoroughfares Rights of Way	7.85	0.00	7.85
Open Space, Floodplain, Amenity Center	33.36	103.21	136.57
Residential Lots / Residential Rights of Way	72.13	61.41	133.54
Total	113.34	164.62	277.96
Open Space Acreage Summary			
Open Space	33.36	103.21	136.57
Area (Net of Perimeter ROW)	105.49	164.62	270.11
Total Percent Open Space	31.6%	62.7%	50.6%
Lot Type Summary			
SF-4.5	62	42	104
SF-6	68	78	146
SF-7.2	70	69	139
SF-8.4	64	67	131
Total	264	256	520
Density Summary (Units per Acre)			
Gross	2.3	1.6	1.9
Net of Floodplain & Perimeter ROW	3.2	3.0	3.1

NOTES:
1. THE FINAL DESIGN FOR WILLOW BRANCH SHALL BE IN SUBSTANTIAL CONFORMANCE WITH THE IMPROVEMENTS SHOWN IN THIS EXHIBIT.

Owner:
Minh Tran
1791 Newt Patterson Rd.
Mansfield, TX 76063
817-897-1378
minhtran321@gmail.com
Gregory Rawdon
11201 County Road 525
Mansfield, TX 76063
817-987-9505
rawdon.greg@gmail.com

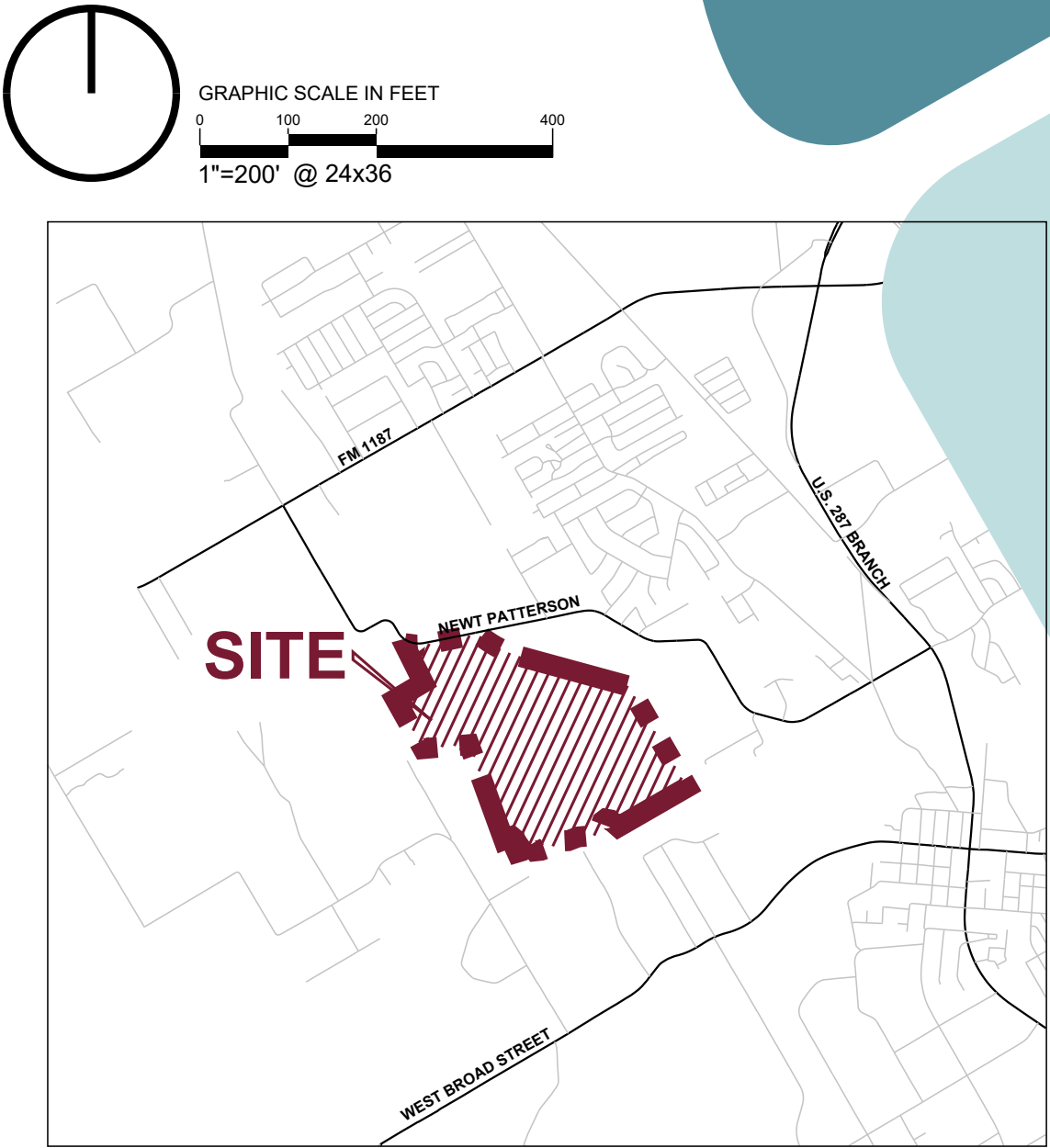
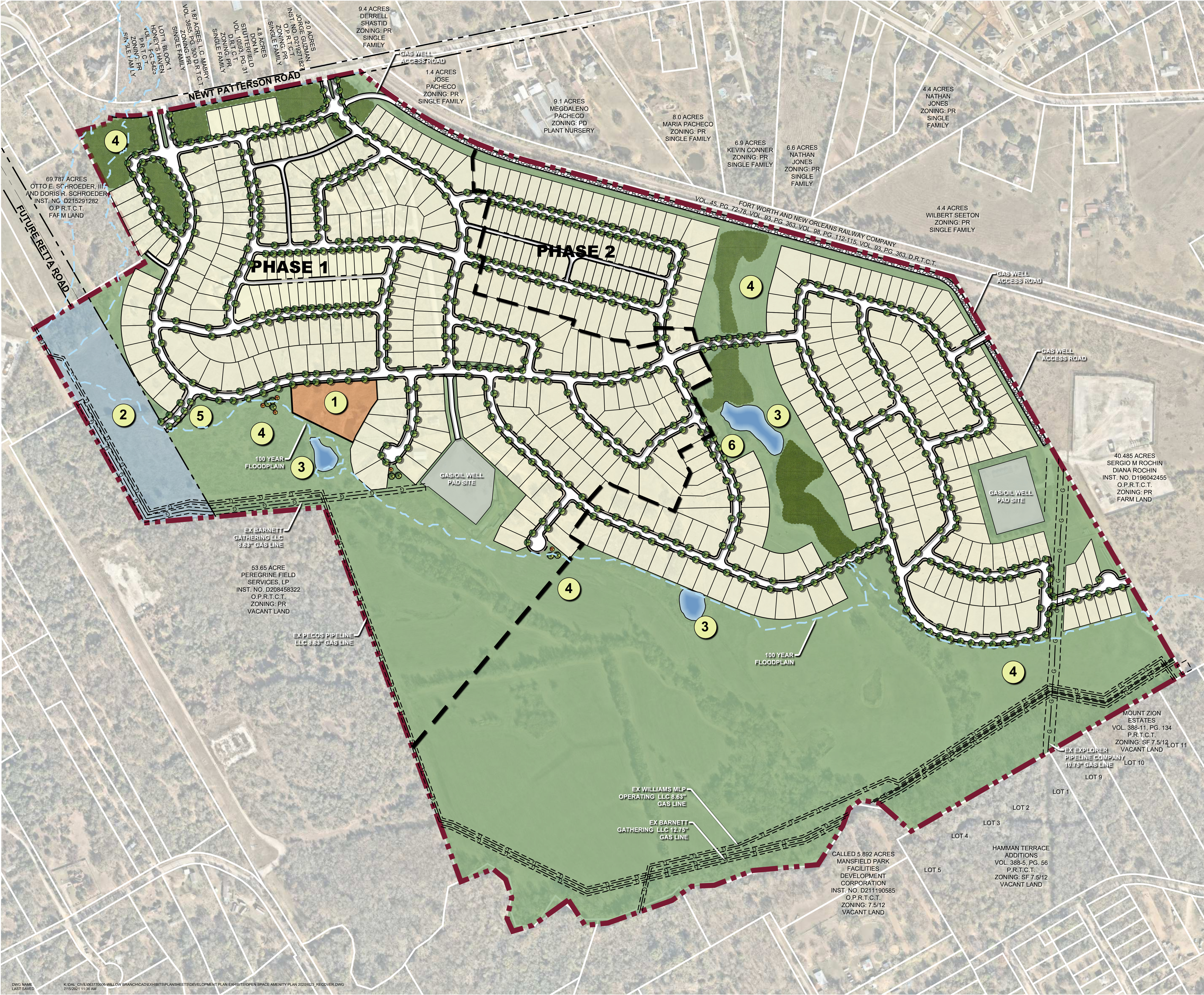
Applicant:
WPC Acquisitions, Inc.
95307 E. Mockingbird Lane, Suite 900
Dallas, TX 75206
(972) 994-1672
Contact: Matt Johnson
mjohnson@wilbowusa.com

Jacob Back, Jr.
1791 Newt Patterson Rd.
Mansfield, TX 76063
817-964-7280
jacobback@gmail.com
Harvey Back
1306 Palm St.
Mansfield, TX 76063
817-230-9098
harveyback@gmail.com

Planner:
Kimley-Horn & Associates Inc.
13455 Noel Rd. Galleria Tower Two
Dallas, Texas 75240
(972) 770-1300
Contact: Bryce Eckerberger, PE
bryce.eckerberger@kimley-horn.com

ZC#21-004
"EXHIBIT C-1"
DEVELOPMENT PLAN
Willow Branch
Mansfield, Texas
July 2021

Kimley»Horn
13455 Noel Road, Galleria Tower 2
Suite 700
Dallas, Texas 75240
972-770-1324
State of Texas Registration No. F-928
NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND HAS BEEN PRODUCED WITHOUT THE BENEFIT OF A SURVEY OR CONTACT WITH THE CITY, COUNTY, ETC.



LOCATION MAP
NOT TO SCALE

- Legend:**
- 1. Amenity Center
 - Swimming Pool
 - Open Shade Structure
 - Playground
 - Bathroom Facilities
 - 2. Retta ROW Dedication Zone
 - 3. Existing Pond
 - 4. Common Open Space
 - Disc Golf
 - Soccer Goals
 - 5. Trails/Trailhead - Refer to Exhibit D-3 & Exhibit E
 - 6. Overlook

Existing tree preservation area			
Open Space Acreage Summary	Phase 1	Phase 2	Total
Open Space	33.36	103.21	136.57
Area (Net of Perimeter ROW)	105.49	164.62	270.11
Total Percent Open Space	31.6%	62.7%	50.6%

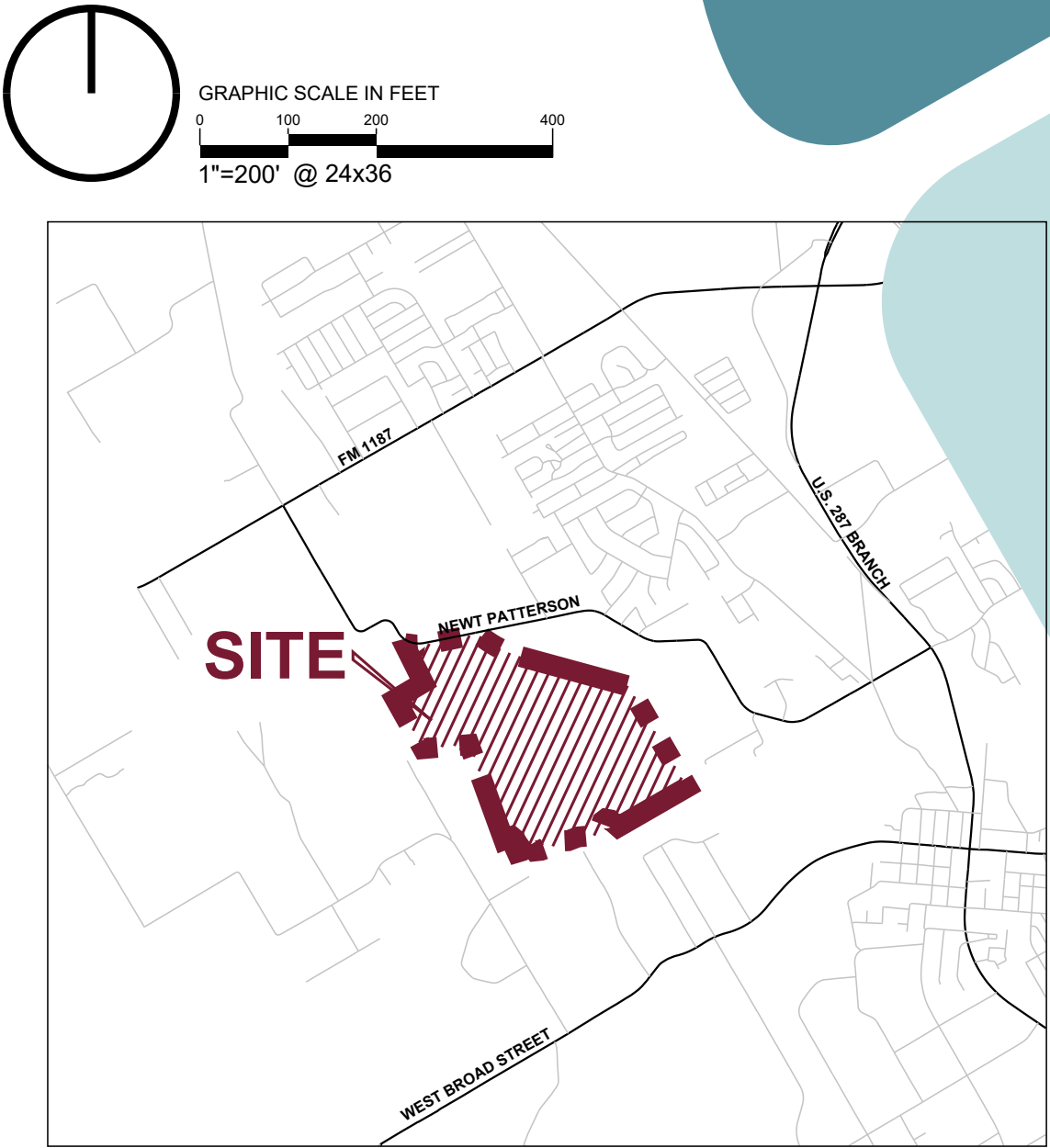
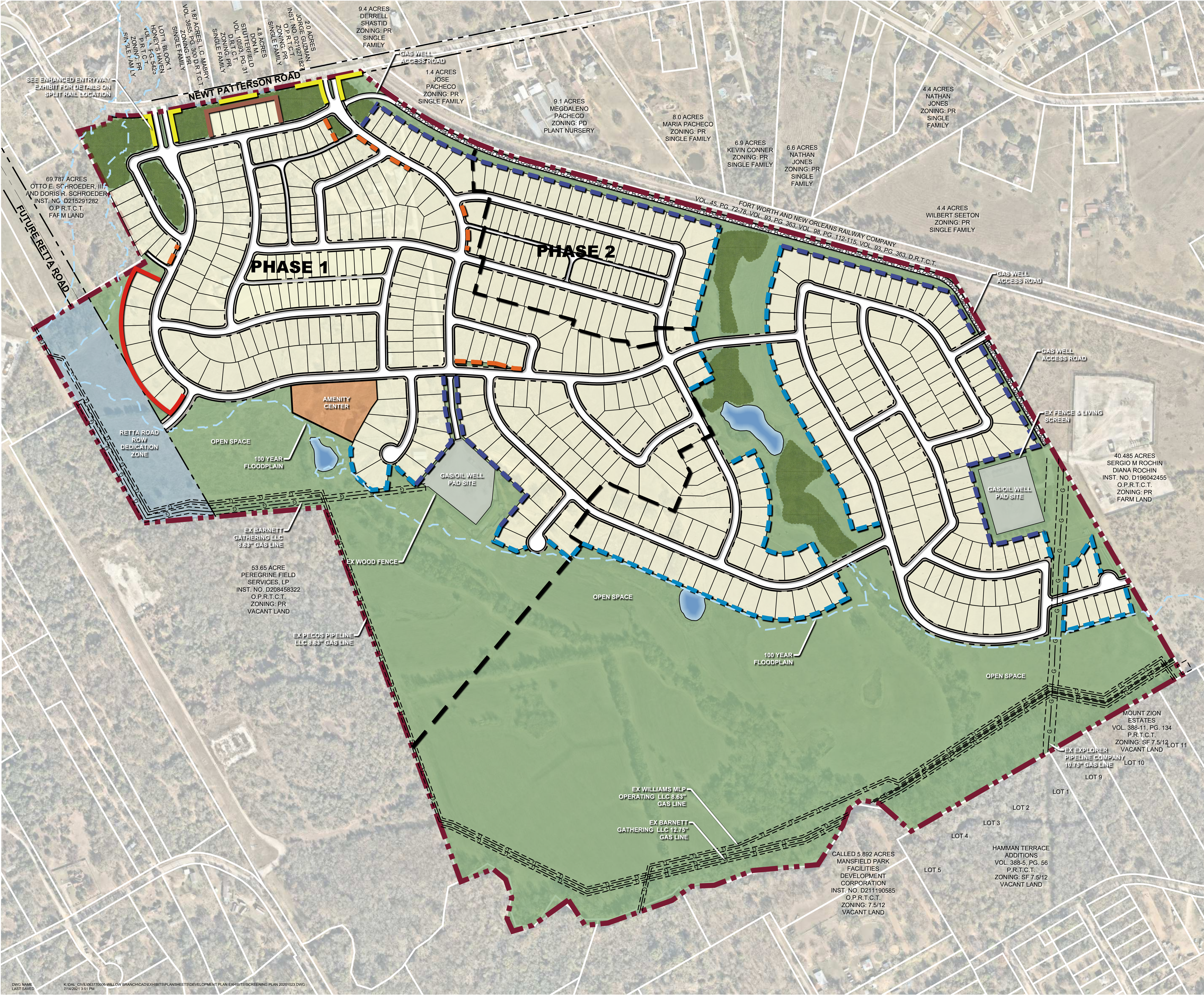
NOTES:
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Owner: Minh Tran 1791 Newt Patterson Rd. Mansfield, TX 76063 817-897-1378 minhtran321@gmail.com Gregory Rawdon 11201 County Road 525 Mansfield, TX 76063 817-987-9505 rawdon.greg@gmail.com			Jacob Back, Jr. 1791 Newt Patterson Rd. Mansfield, TX 76063 817-964-7280 jacobcbback@gmail.com Harvey Back 1306 Palm St. Mansfield, TX 76063 817-230-9098 harveyback@gmail.com
Applicant: WPC Acquisitions, Inc. 95307 E. Mockingbird Lane, Suite 900 Dallas, TX 75206 (972) 994-1672 Contact: Matt Johnson mjohnson@wilbowusa.com			Planner: Kimley-Horn & Associates Inc. 13455 Noel Rd. Galleria Tower Two Dallas, Texas 75240 (972) 770-1300 Contact: Bryce Eckerberger, PE bryce.eckerberger@kimley-horn.com

ZC#21-004
"EXHIBIT D-1"
OPEN SPACE & AMENITY PLAN
Willow Branch
Mansfield, Texas
July 2021

Kimley»Horn

13455 Noel Road, Galleria Tower 2
Suite 700
Dallas, Texas 75240
972-770-1324
State of Texas Registration No. F-928
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LOCATION MAP
NOT TO SCALE

Legend:

- 6' Masonry Screenwall (by Developer)
- 6' Wood Fence w/ Masonry Columns (by Developer)
- 6' Wood Fence w/ Masonry Columns (by Builder)
- 4' Wood Split Rail Fence (by Developer)
- 8' Wood Privacy Fence (By Builder)
- 6' Ornamental Metal Fence (By Builder)

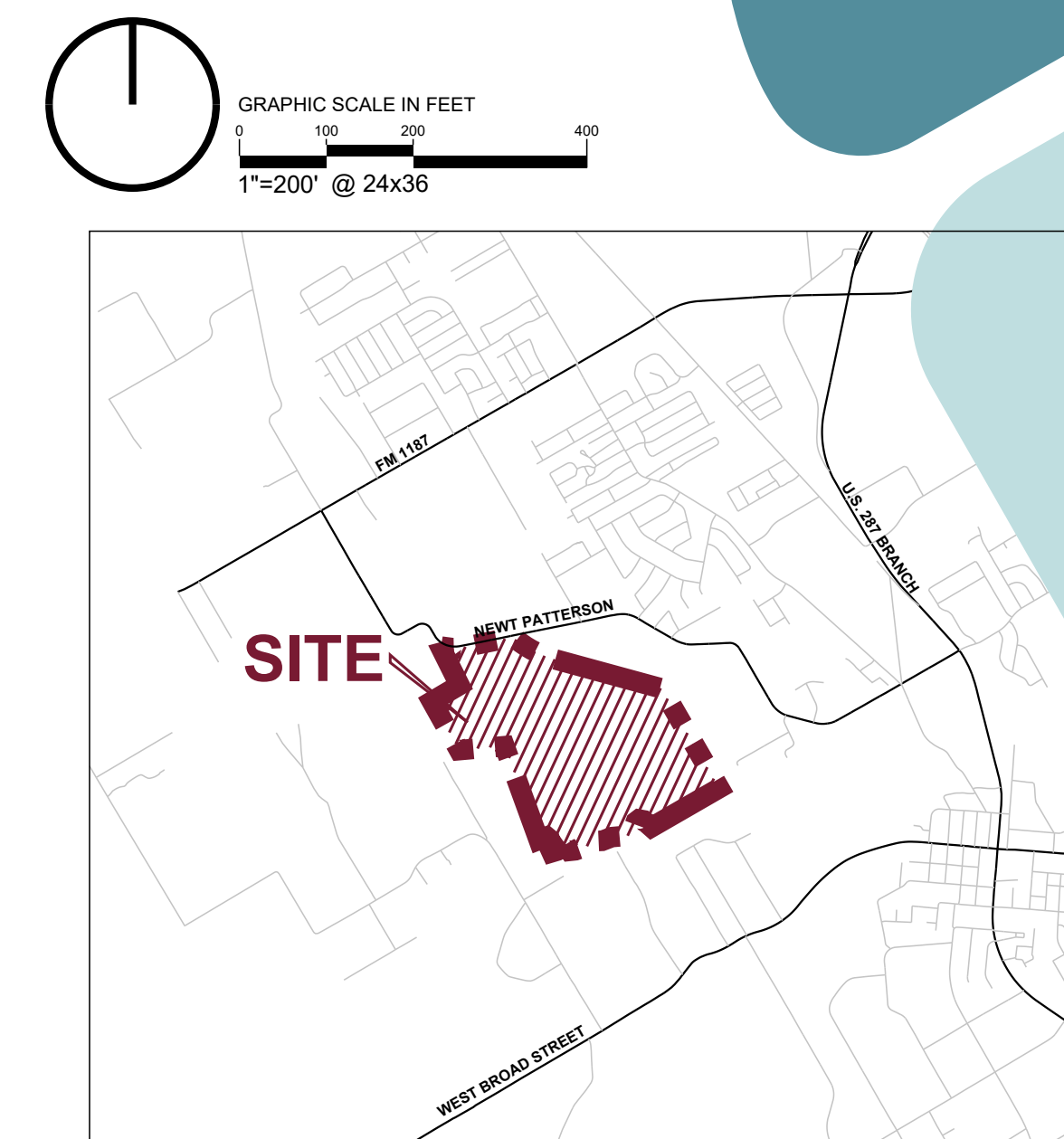
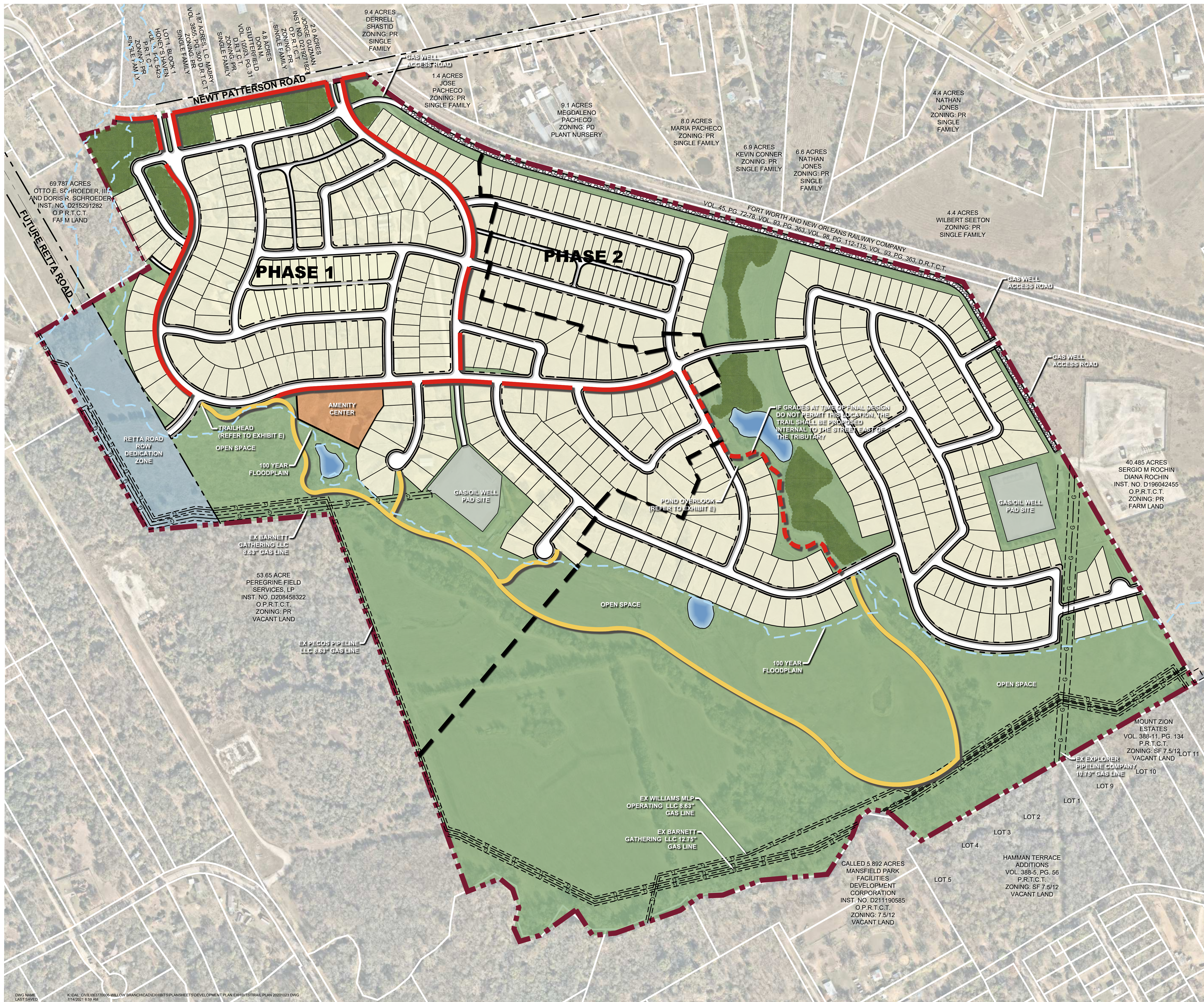
NOTES:
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Owner: Minh Tran 1901 Newt Patterson Rd. Mansfield, TX 76063 817-897-1378 minhtran321@gmail.com Gregory Rawdon 11201 County Road 525 Mansfield, TX 76063 817-987-9505 rawdon.greg@gmail.com		Jacob Back, Jr. 1791 Newt Patterson Rd. Mansfield, TX 76063 817-964-7280 jacobcbback@gmail.com Harvey Back 1306 Palm St. Mansfield, TX 76063 817-230-9098 harveyback@gmail.com
Applicant: WPC Acquisitions, Inc. 95307 E. Mockingbird Lane, Suite 900 Dallas, TX 75206 (972) 994-1672 Contact: Matt Johnson mjohnson@wilbowusa.com		Planner: Kimley-Horn & Associates Inc. 13455 Noel Rd. Galleria Tower Two Dallas, Texas 75240 (972) 770-1300 Contact: Bryce Eckerberger, PE bryce.eckerberger@kimley-horn.com

ZC#21-004
"EXHIBIT D-2"
SCREENING PLAN
Willow Branch
Mansfield, Texas
July 2021

Kimley»Horn

13455 Noel Road, Galleria Tower 2
Suite 700
Dallas, Texas 75240
972-770-1324
State of Texas Registration No. F-928
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LOCATION MAP
NOT TO SCALE

Legend:

 6' Trail

 10' Trail

- NOTES:
1. THE FINAL DESIGN FOR WILLOW BRANCH SHALL BE IN SUBSTANTIAL CONFORMANCE WITH THE IMPROVEMENTS SHOWN IN THIS EXHIBIT.
 2. ALL TRAILS SHALL BE CONCRETE

Owner:

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Mansfield, TX 76063
817-897-1378
minhtran321@gmail.com

Jacob Back, Jr.
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817-964-7280
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Planner:

Kimley-Horn & Associates Inc.
13455 Noel Rd. Galleria Tower Two
Dallas, Texas 75240
(972) 770-1300
Contact: Bryce Eckeberger, PE
bryce.eckeberger@kimley-horn.com

ZC#21-004
"EXHIBIT D-3"
TRAIL PLAN

Willow Branch

Mansfield, Texas
July 2021

Kimley»Horn

13455 Noel Road, Galleria Tower 2
Suite 700
Dallas, Texas 75240
972-770-1324
State of Texas Registration No. F-928

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AMENITY CENTER PARKING LOT

PLAYGROUND

RESTROOMS AND
OPEN AIR SHADE PAVILION

LOUNGE POOL

SPRAY POOL WITH
SHADE SAIL

CANOPY TREE

ENHANCED PLANTING

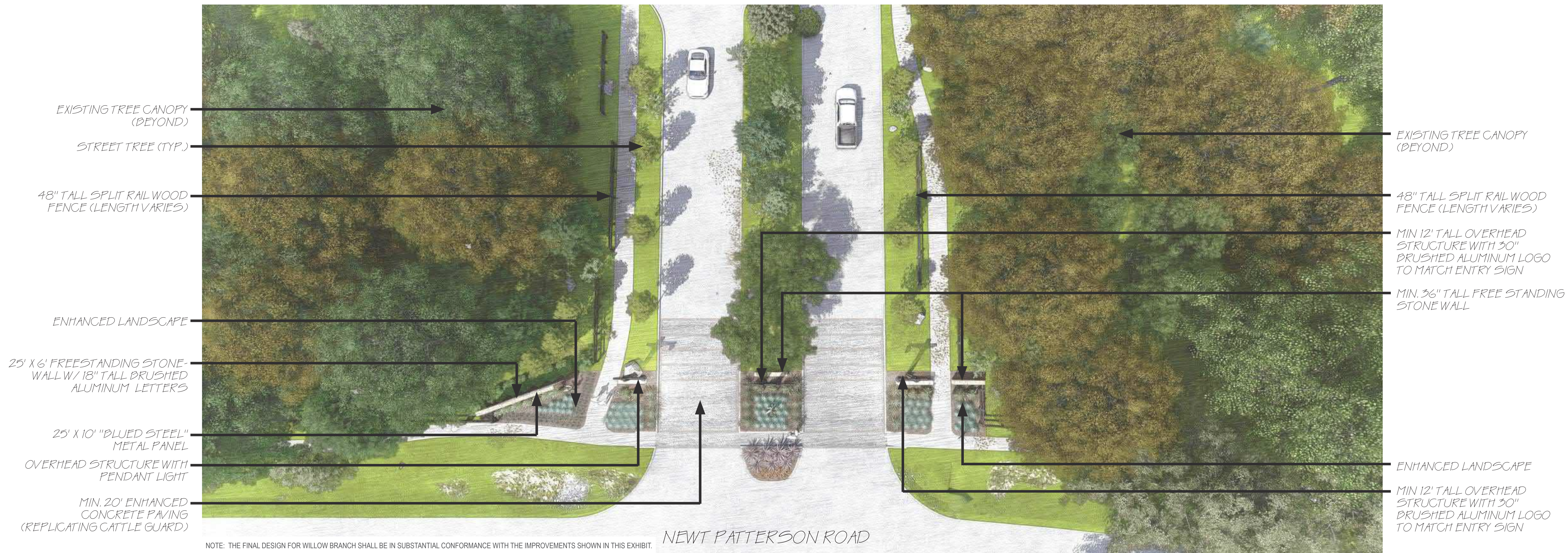
SHADE TRELLIS

AMENITY CENTER

WILLOW BRANCH
July, 2021

Kimley»Horn
ZC#21-004 "Exhibit E" Pg. 4 of 14





PRIMARY ENTRY ELEVATION AND PLAN



PRIMARY ENTRY PRELIMINARY RENDERINGS

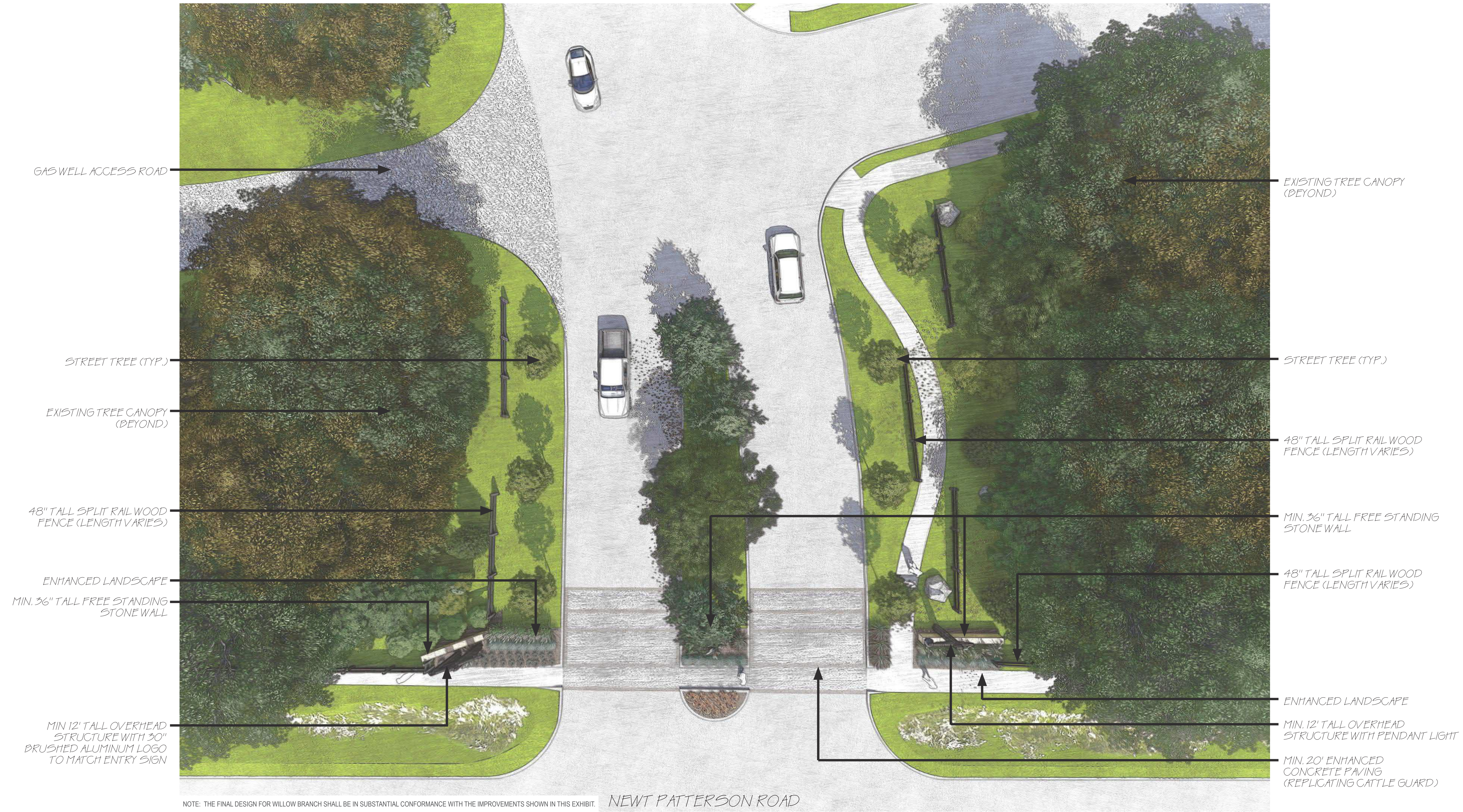
WILLOW BRANCH
July, 2021



NOTE: THE FINAL DESIGN FOR WILLOW BRANCH SHALL BE IN SUBSTANTIAL CONFORMANCE WITH THE IMPROVEMENTS SHOWN IN THIS EXHIBIT.

PRIMARY ENTRY PRELIMINARY RENDERINGS

WILLOW BRANCH
July, 2021



SECONDARY ENTRY PLAN AND ELEVATION

WILLOW BRANCH
July, 2021



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SECONDARY ENTRY PRELIMINARY RENDERINGS

WILLOW BRANCH
July, 2021



SECONDARY ENTRY PRELIMINARY RENDERINGS

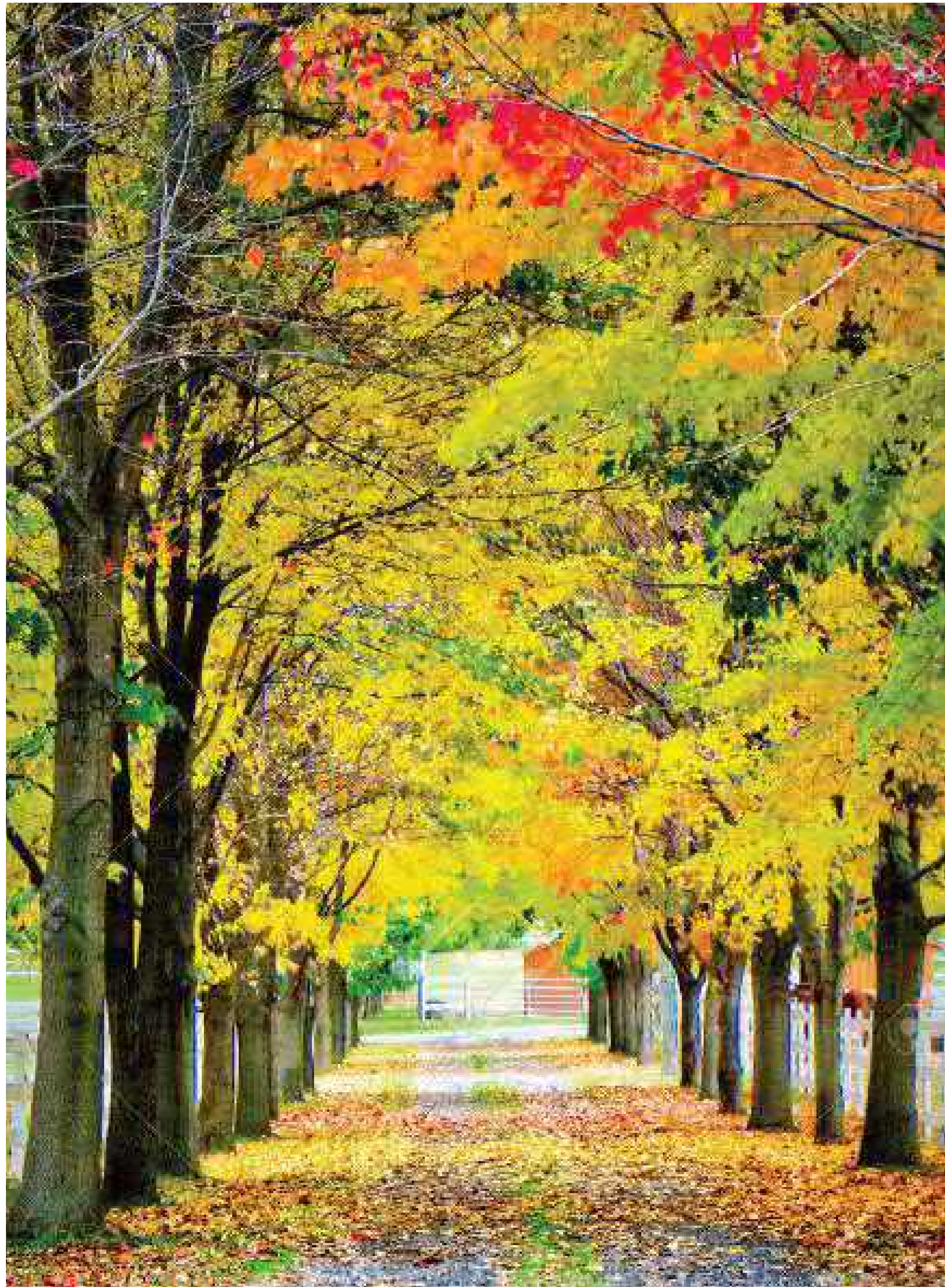
WILLOW BRANCH
July, 2021



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SECONDARY ENTRY PRELIMINARY RENDERINGS

WILLOW BRANCH
July, 2021

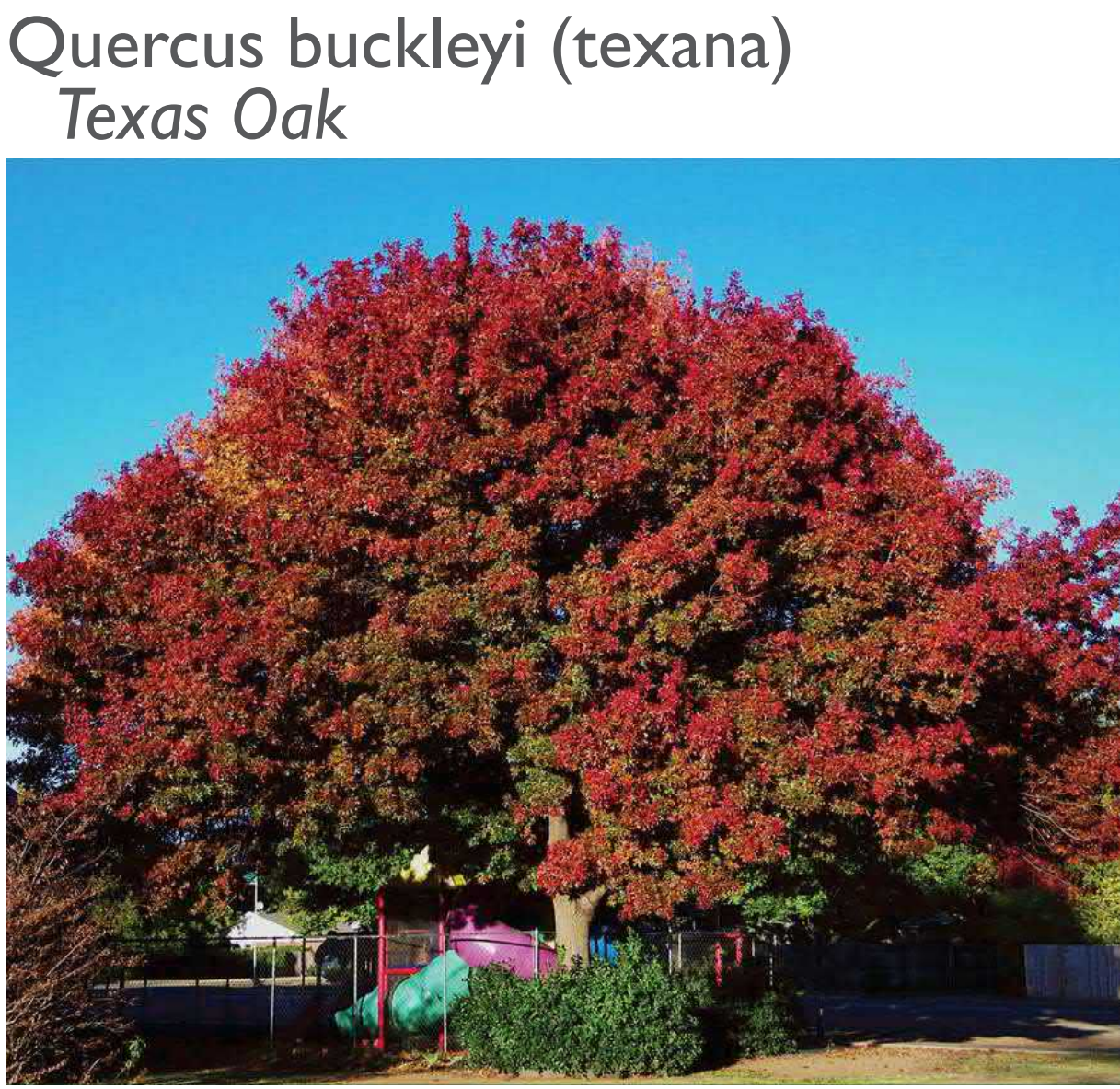
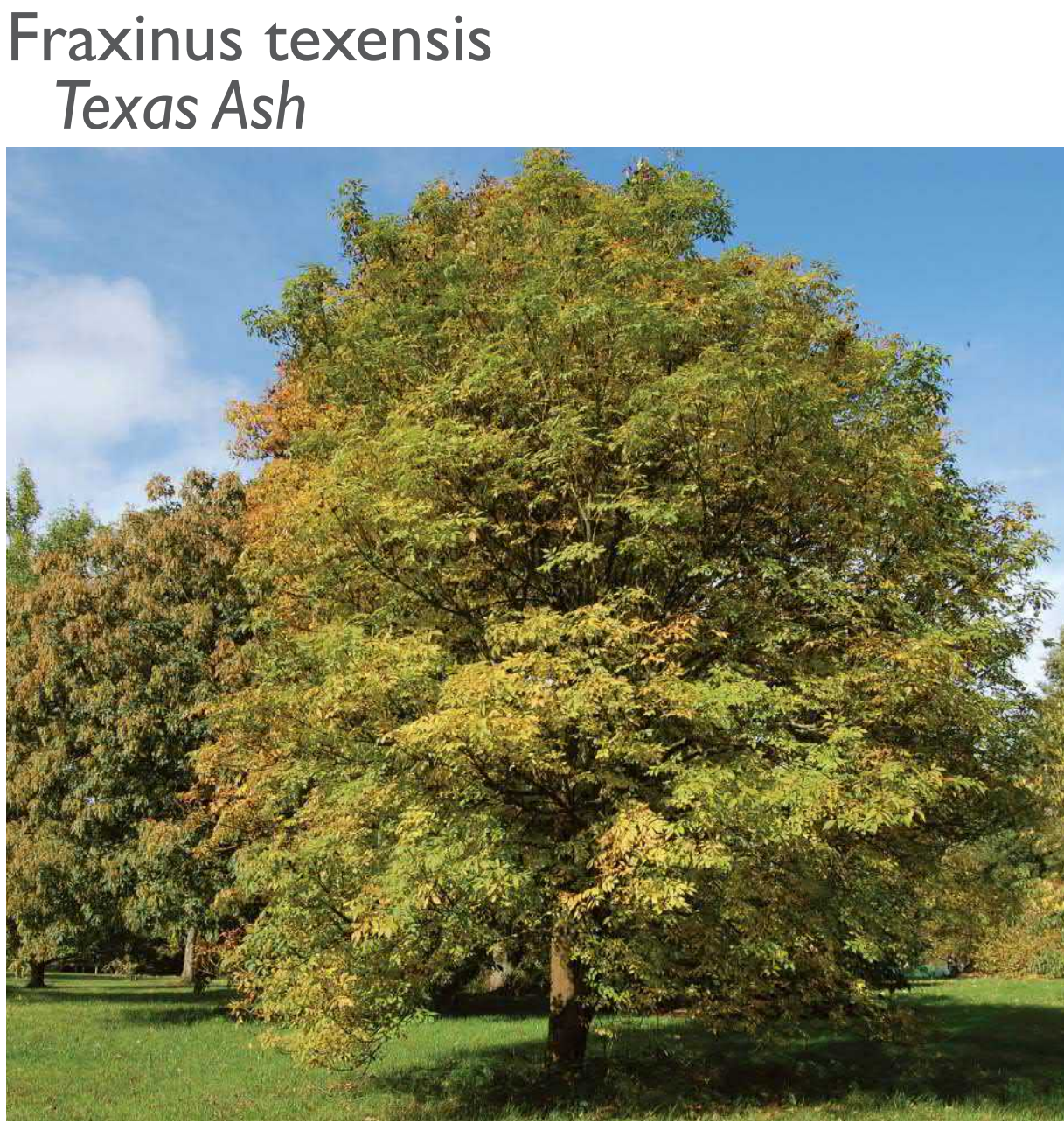


NOTE: IMAGERY MEANT TO COMMUNICATE STYLE ONLY NOT TO REFLECT ARCHITECTURAL DESIGN. PHOTOS PROVIDED TO SHOW CONCEPTUAL INTENT ONLY. THE FINAL DESIGN FOR WILLOW BRANCH SHALL BE IN SUBSTANTIAL CONFORMANCE WITH THE IMPROVEMENTS SHOWN IN THIS EXHIBIT.

ENTRY MATERIALS

WILLOW BRANCH
July, 2021

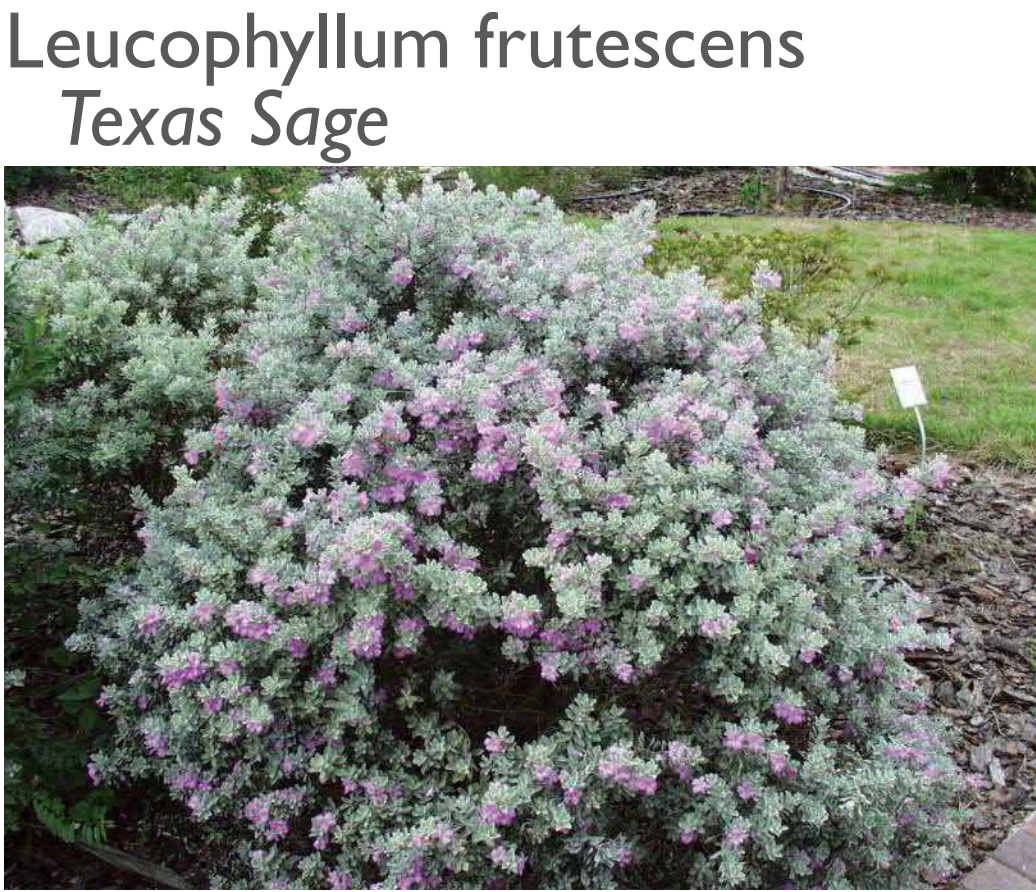
SAMPLE CANOPY TREES



SAMPLE ORNAMENTAL TREES



SAMPLE SHRUBS/ENHANCED LANDSCAPE



PLANT SAMPLE PHOTO’S

SAMPLE GRASSES/ENHANCED LANDSCAPE

Bouteloua gracilis
Blue Grama Grass



Nassella tenuissima
Mexican Feathergrass



Miscanthus sinensis
Maiden Grass



Panicum virgatum
Switch Grass



Muhlenbergia capillaris
Pink Muhly Grass



SAMPLE GROUNDCOVER/ENHANCED LANDSCAPE

'Blackland Prairie Mix
Native Wildflower Mix



Euonymus fortunei
Winter Creeper



Liriope muscari 'Aztec Grass'
Aztec Grass



Liriope muscari 'Big Blue'
Big Blue Lily Turf



R. officinalis 'Prostratus'
Trailing Rosemary



Trachelospermum asiaticum
Asian Jasmine



Vinca major
Bigleaf Periwinkle



SAMPLE ACCENT /ENHANCED LANDSCAPE

Hesperaloe parviflora
Red Yucca



Yucca filamentosa
Adam's Needle



PLANT SAMPLE PHOTO'S