

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF MANSFIELD, TEXAS AMENDING CHAPTER 155, "ZONING," OF THE CODE OF ORDINANCES OF THE CITY OF MANSFIELD, TEXAS, TO AMEND PROVISIONS OF THE S, SOUTH MANSFIELD FORM-BASED DEVELOPMENT DISTRICT TO MODIFY STANDARDS RELATED TO BLOCK SIZE; TO CLARIFY THE REQUIREMENTS FOR UNDERGROUND UTILITIES; TO CLARIFY THE REQUIREMENTS FOR BUILDING FAÇADE LENGTHS; TO ADD ARCHITECTURAL AND URBAN DESIGN STANDARDS TO PROMOTE VISUAL VARIETY; AND TO PROVIDE NEW DEFINITIONS RELATED TO THE SAME; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the Planning and Zoning Commission and the governing body of the City of Mansfield, Texas, in compliance with the laws of the State of Texas with reference to the amendment of Chapter 155 the Code of Ordinances of the City of Mansfield, Texas, "Zoning", have given the requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing opportunity to all property owners generally and to all interested citizens, the governing body of the City is of the opinion and finds that the Code of Ordinances should be amended; and,

WHEREAS, the City of Mansfield, Texas is a home-rule municipality located in Tarrant County, created in accordance with the provisions of Chapter 9 of the Local Government Code and operating pursuant to its Charter; and,

WHEREAS, the City Council recognizes a need to add clarity to the Code of Ordinances through amendments that help define intent of administration.

NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS:

SECTION 1.

That Subsection 3 of Section 155.073(I) "Building Disposition" of the Code of Mansfield, Texas, is hereby amended by inserting the following new Subsection D to read as follows:

"D. Utilities shall be placed underground, within the public right-of-way, including vehicular lanes and sidewalks."

SECTION 2.

That Subsection 1.D. of Section 155.073(K) "Frontage Standards" of the Code of Mansfield, Texas, is hereby amended to read as follows:

“D. Multi-family residential buildings shall provide a dooryard or a terrace or a stoop for all ground floor dwellings enfronting a thoroughfare or a civic space.”

SECTION 3.

That Subsection 1 of Section 155.073(K) “Frontage Standards” of the Code of Mansfield, Texas, is hereby amended by inserting the following new Subsection K to read as follows:

“K. In order to encourage diversity in design, building frontages shall vary from lot to lot.”

SECTION 4.

That Subsection 4 of Section 155.073(N) “Landscape Standards” of the Code of Mansfield, Texas, is hereby amended to read as follows:

“4. **STOOP AND** FORECOURT FRONTAGES.

All **stoop and** forecourt frontages shall be landscaped as follows:

- A. Trees and shrubs shall not be required in the private frontage.
- B. Landscaping, where installed, shall consist of durable species tolerant of soil compaction.
- C. If planted in the private frontage, trees may match the species of trees planted in the public frontage.
- D. Paving, where installed, may match the public frontage except where paved with pervious materials.
- E. Driveways within forecourts shall be limited to 20 feet in width and portions of driveways in the private frontage may be paved in brick, cobble, stone, or may be paved to match the adjacent public frontage.”

SECTION 5.

That Subsection 2.A. of Section 155.073(Q) “Building Materials and Configuration” of the Code of Mansfield, Texas, is hereby amended by inserting the following new Subsection iv. to read as follows:

“iv. Green (vegetated) roofs shall be permitted in the T-4, the T-5, and the T-6 transect zones.”

SECTION 6.

That Subsection 7 of Section 155.073(Q) “Building Materials and Configuration” of the Code of Mansfield, Texas, is hereby amended to read as follows:

“A. The maximum length of a facade for a single building shall not exceed 300 feet.”

B. In order to encourage variety in architecture, building façades shall not be repeated along a block face or directly across from a thoroughfare.

C. In mixed-use buildings, ground floor retail functions shall be distinguished from upper floors with an identifiable break or distinguishing expression line. This may include cornice lines, projections or recesses; changes in fenestration; or changes in exterior finish material.”

SECTION 7.

That Subsection 1.A. of Section 155.073(S) “Special Land Assemblage Plans” of the Code of Mansfield, Texas, is hereby amended by inserting the following new Subsection v. to read as follows:

- v. The thoroughfare network plan shall define blocks not exceeding the following perimeter lengths, measured as the sum of frontage lines.**
- a. T-3 transect zones: 3,000 feet.**
 - b. T-4 transect zones: 2,400 feet.**
 - c. T-5 transect zones: 2,000 feet.**
 - d. T-6 transect zones: 1,800 feet.**

SECTION 8.

That Subsection 8.D of Section 155.073(S) “Special Land Assemblage Plans” of the Code of Mansfield, Texas, is hereby deleted.

SECTION 9.

That Section 155.073(V) “Definitions” of the Code of Mansfield, Texas, is hereby amended by inserting the following new definitions for “Block Face” and “Green Roof” alphabetically and that the definition for “Row House” be amended to read as follows:

“BLOCK FACE: The aggregate of all the building façades on one side of a block.

GREEN ROOF: A layer of vegetation that is planted over a waterproof membrane. Additional features of a green roof include support for irrigation and some type of root management.

ROW HOUSE: A single-family residential unit sharing a party wall with another of the same type and that occupies the full frontage line (SYNONYM: TOWNHOUSE).”

SECTION 10.

That all ordinances of the City in conflict with the provisions of this ordinance be, and the same are hereby, repealed and all other ordinances of the City not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 11.

Should any paragraph, sentence, subdivision, clause, phrase or section of this ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this ordinance as a whole or any part or provision thereof, other than the part so declared to be invalid, illegal or unconstitutional, and shall not affect the validity of the Zoning Ordinance as a whole.

SECTION 12.

Any person, firm or corporation violating any of the provisions of this ordinance or the Zoning Ordinance, as amended hereby, shall be deemed guilty of a misdemeanor and, upon conviction in the Municipal Court of the City of Mansfield, Texas, shall be punished by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense, and each and every day any such violation shall continue shall be deemed to constitute a separate offense.

SECTION 13.

This ordinance shall take effect immediately from and after its passage upon reading and the publication of the caption, as the law and charter in such cases provide.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS, THIS THE 24TH DAY OF OCTOBER, 2022.

Michael Evans, Mayor

ATTEST:

Susana Marin, City Secretary

APPROVED AS TO FORM AND LEGALITY:

Drew Larkin, City Attorney