

ORDINANCE NO. _____

**AN ORDINANCE OF THE CITY OF MANSFIELD, TEXAS,
AMENDING THE COMPREHENSIVE ZONING
ORDINANCE OF THE CITY OF MANSFIELD, TEXAS AS
HERETOFORE AMENDED BY AMENDING SECTION
4600.D.15 OF SAID ORDINANCE TO REVISE THE
REGULATIONS RELATED TO REDUCED SIZE LOTS;
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 the Comprehensive Zoning Ordinance of the City of Mansfield, Texas (hereinafter “the Zoning Ordinance”), 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 Comprehensive Zoning Ordinance should be amended;

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

SECTION 1.

That Paragraph 15 of Section 4600.D of the Zoning Ordinance is hereby amended by revising the paragraph to read as follows:

- “15. For developments with one hundred (100) lots or more, a maximum of ten (10) percent of the residential lots may be reduced to the size allowed in the next lower zoning district from the current zoning of the development as shown in the table below:

Base zoning district:	10% of the lots may be:
SF-12/22 or PR	SF-9.6/20
SF-9.6/20	SF-8.4/18
SF-8.4/18	SF-7.5/18

The reduced size lots must comply with the minimum lot area, minimum lot depth, minimum lot width, and minimum setbacks of the lower zoning district that they are designated. The minimum floor area of houses on reduced sized

lots shall be the same as the minimum floor area required for the base zoning district.

The location of the reduced size lots must be shown on the preliminary plat of a qualified development to be dispersed throughout the development such that they are not concentrated in any particular phase, block or area of the development. In a development with three or more blocks, there shall be no more than one-third (1/3) of the total allowable reduced size lots within each block. To ensure that the reduced size lots are dispersed according to the provisions of this paragraph, the Director of Planning must approve the design and location of the lots before the preliminary plat of the development is presented to the Planning and Zoning Commission for approval.”

SECTION 2.

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 3.

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 4.

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 5.

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

First reading approved on the _____ day of _____, 2018.

Second reading approved on the _____ day of _____, 2018.

DULY PASSED on the third and final reading by the City Council of the City of Mansfield, Texas, this _____ day of _____, 2018.

David L. Cook, Mayor

ATTEST:

Tracy Norr, City Secretary

APPROVED AS TO FORM AND LEGALITY

Allen Taylor, City Attorney