



Legislation Details (With Text)

**File #:** 23-5706      **Version:** 1      **Name:** Ordinance - Public Hearing and First Reading on an Ordinance Approving a Change of Zoning from PR, Pre-Development District and C-2, Community Business District to S, South Mansfield Form Based Development District on Approximately 70.897 Generally Locate

**Type:** Ordinance      **Status:** Second Reading

**File created:** 11/2/2023      **In control:** City Council

**On agenda:** 11/13/2023      **Final action:** 11/13/2023

**Title:** Ordinance - Public Hearing and First Reading on an Ordinance Approving a Change of Zoning from PR, Pre-Development District and C-2, Community Business District to S, South Mansfield Form Based Development District on Approximately 70.897 Acres Generally Located on the Northwest Corner of U.S. Highway 287 and St. Paul Road, on Property Addressed at 3571 St. Paul Road; Hanover Property Co., Applicant (ZC#23-022)

**Sponsors:** Jason Alexander

**Indexes:**

**Code sections:**

**Attachments:** 1. Ordinance, 2. Exhibit A, 3. Maps and Supporting Information, 4. Email of Opposition

Date	Ver.	Action By	Action	Result
11/13/2023	1	City Council	Approved on First Reading	Pass

Ordinance - Public Hearing and First Reading on an Ordinance Approving a Change of Zoning from PR, Pre-Development District and C-2, Community Business District to S, South Mansfield Form Based Development District on Approximately 70.897 Acres Generally Located on the Northwest Corner of U.S. Highway 287 and St. Paul Road, on Property Addressed at 3571 St. Paul Road; Hanover Property Co., Applicant (ZC#23-022)

The Planning and Zoning Commission met on November 6, 2023, and voted 7 to 0 to recommend approval of the zoning change request.

Vote:

Ayes: 7 - Mainer, Axen, Bennett, Goodwin, Moses, Shaw, and Thompson  
 Nays: 0  
 Absent: 0

The Department of Planning and Development Services recommends approval.

*Existing Use:* Vacant, residential and agricultural

*Existing Zoning:* PR, Pre-Development District and C-2, Community Business District

*Land Use Plan:* Sub-Area 4

*Surrounding Land Use & Zoning:*

North - Vacant and gas station, PD, Planned Development District

South - Vacant and agricultural, Johnson County Extraterritorial Jurisdiction

East - Vacant and residential, Grand Prairie  
West - Drainage ponds for Somerset Addition, C-2, Community Business District

*Thoroughfare Plan Specification:*

U.S. Highway 360 - Freeway  
St. Paul Road - Three-lane undivided minor collector  
Barrington Way - Three-lane undivided minor collector

**Synopsis**

The applicant is requesting to rezone the property from PR, Pre-Development District and C-2, Community Business District to the S, South Mansfield Form-based Development District, on approximately 70.897 acres to accommodate a new mixed-use development along U.S. Highway 287.

**Staff Analysis**

The primary intent of the S, South Mansfield Form-based Development District, is to enable and to encourage a development pattern that is compact, mixed-use, walkable, and sustainable. To that end, the S, South Mansfield Form-based Development District is structured using the principles and practices of the rural-to-urban transect that, as used in this zoning district, create predictable urbanism by regulating building form and design.

The subject property consists of 70.897 acres. As proposed, the property will be developed for multi-family residential, rowhouse, commercial uses and civic space. It is expected that the design of the site and the arrangement of buildings will create a mixed-use destination that is focused on distinct architecture and complementary amenities.

Because the property is greater than two (2) acres in area, a special land assemblage plan and a development agreement will be required. The special land assemblage plan ensures that the property is appropriately master-planned to produce a development that is pedestrian-oriented, mixed-use, and attractive and is approved administratively by the Department of Planning and Development Services. The development agreement must be approved by the City Council, and it will reinforce a pattern of development that is mixed-use and will achieve the community's vision for sustainable growth.

The S, South Mansfield Form-based Development District relies extensively on transect zones and special districts to establish the allowable uses and building design standards. The transect zone that directs this proposed development must be shown on the required special land assemblage plan.

New development on the property (and any future renovation or redevelopment) must comply with the urban design and landscaping standards of the S, South Mansfield Form-based Development District. These urban design and landscaping standards will inform the required submittal of a special land assemblage plan as well as site plans and building plans.

A site plan and building plan is required prior to plat approval or the issuance of a building permit, as provided for in Section 155.111 of the Mansfield Code of Ordinances.

**Summary**

The S, South Mansfield Form-based Development District provides a specific set of form-based development standards that enables and encourages a creative development that is mixed-use,

connected, walkable and visually harmonious. The possible introduction of a range of residential options, neighborhood-oriented commercial and other related civic activities have the potential to create a dynamic locus of activity along U.S. Highway 287. As such, the presence of civic and passive spaces with public art and other amenities are highly encouraged.

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