



Legislation Text

File #: 24-6054, **Version:** 1

Public Hearing on a Change of Zoning from SF-12/22 Single-Family Residential District to PD Planned Development District for commercial and attached single-family residential (rowhouse) uses on approximately 10.574 acres described as Block 1, Lots 1 and 2R of the RW Roberts Addition, Tarrant County, TX, located at 650 and 700 N. Holland Rd. 1020 Ventures LLC, Developer (ZC#23-019)

To consider the subject zoning change request.

Although there are multiple elements to this zoning change request that are positive, there are some elements that may have an unintended impact on the surrounding properties and the cohesiveness of the existing urban fabric. To that end, if the change of zoning request is recommended for approval, the Department of Planning and Development Services would recommend approval with the following conditions:

1. That the total number of dwelling units (e.g., row houses and single-family residential, detached) that may be designed and constructed pursuant to the provisions of this PD, Planned Development District shall be limited to a maximum of 21;
2. That the additional rules and regulations proposed for a corner market be revised to reflect a minimum of 50 percent of its total retail sales area and display area shall be dedicated exclusively to the sale of perishable goods;
3. That medical clinics (including urgent care) be prohibited;
4. That the hours of operation for all non-residential uses be limited to 7:00 a.m. to 10:00 p.m.;
5. That, where provided in accordance with the Mansfield Zoning Ordinance and the Mansfield Subdivision Control Ordinance, that screening walls be constructed of brick or stone (or faced in brick or stone veneer) or fencing functioning as a screening wall be board-on-board; and
6. That, the minimum floor area for each detached single-family residence be a minimum of 2,200 square feet.

Existing Use: Vacant

Existing Zoning: SF-12/22, Single-Family Residential District

Mansfield 2040 Land Use Designation: Mixed-Use Local

Surrounding Land Use & Zoning:

North: Existing, Commercial Development (PD, Planned Development District based on C-2, Community Business District) and Two Existing Single-Family Homes

South: Right-of-Way (ROW)

East: Existing Holland Road Extension Right-of-Way (ROW) and Meadow Glen Neighborhood

West: Existing Holland Road Right-of-Way (ROW) and Waterford Park Neighborhood

The requested zoning for this property --- PD, Planned Development District --- is generally consistent with the vision and recommendations found in the recently adopted Mansfield 2040 Plan.

The subject property is designated as Mixed-Use Local. As such, the development intends to deliver commercial uses on the western portion of the development and attached single-family dwelling units on the eastern half of the development. The two horizontally mixed-uses are connected via pedestrian paths.

The Mansfield 2040 Plan recommends that residential and non-residential uses be horizontally incorporated next to one another in separate or shared structures. Residential uses should be designed to support non-residential functions, and vice versa; site access and circulation conditions should promote the shared use of utilities, parking and common areas.

Development within this category should promote walkability and pedestrian mobility through reduced front and side setbacks, implementation of plazas and public gathering spaces, and reduced emphasis on parking and vehicular circulation.

Mansfield 2040 Plan Goals and Strategies (*Supporting Action*):

- NH.1: Encourage Inclusive Housing Options (*Allow inclusive housing options (duplexes, townhomes, smaller multi-dwelling buildings) by right in denser residential areas*).
- NH.3: Plan for Livable Neighborhoods (*Implement block breaks through pedestrian improvements, such as pathways*).
- PP.1: Foster a Sense of Place (*Use trails and parks to link community gathering spaces*).
- RE.2: Expand Local Employment Opportunities (*Integrate small-scale offices and businesses within proximity to residential developments*).
- RE.3: Increase Neighborhood-Centered Retail (*Remove barriers to infill neighborhood-serving retail and commercial establishments within residential areas*).

The subject property consists of two (2) lots of record in Tarrant County totaling approximately 10.574 acres.

A portion of the property under contemplation for a change of zoning request --- the western 2.9 acres of the property --- was the subject of an unsuccessful rezoning attempt in March 2023. At that time, the zoning change request was for a single commercial building intended for neighborhood commercial uses. The remaining 7.6 acres of the contiguous property was to intended to be developed under the existing SF-12/22, Single-Family Residential District, or was not under the control of the developer. The main concern surrounding the previous rezoning attempt was that the development was fragmented; and it would unintentionally hinder efforts to realize and to achieve a cohesive, coherent and well-connected development pattern.

Currently, after receiving additional guidance and direction vis-à-vis public hearings, the developer is proposing to build a horizontally mixed-use development with approximately 30,000 square feet of neighborhood-oriented commercial uses adjacent to 48 attached single-family attached residential units (row houses). The development is just south of Grand Meadow Boulevard and bounded by North Holland Road on the west and Holland Road Extension on the east.

Since then, the developer has acquired additional property to create horizontally mixed-use development. Initially, the developer provided the Department of Planning and Development Services

with a development plan for review that included 31 rowhouses. Other iterations went up to 62 row houses.

As currently presented, the proposal includes 46 row houses. Although the site is in relative proximity to the Entertainment District, the Mansfield 2040 Plan envisions an appropriate transition in high intensity development patterns to lower intensity development patterns in order to preserve and enhance the existing urban fabric. Moreover, the proposed intensity of the residential portion of the development is not entirely congruent with the existing development intensity for residential use.

Although the Mansfield 2040 Plan categorizes the property as Mixed-Use Local and recommends densities that average 12-36 dwelling units per acre, it should be noted that: (i) “the Future Land Use Map and categories are not regulatory” and that “[t]hey alone do not permit or prohibit land uses on any particular property-the official Zoning Map of the City governs the land uses on a parcel-by-parcel basis”. Accordingly, the Department of Planning and Development Services conducted an analysis of surrounding residential intensities --- densities --- and found the following:

- Meadow Glen Subdivision (east of site)
 - 8,400 minimum sf (lot)
 - 2,200 sf minimum floor area
 - 3.24 dwelling units per acre
- Waterford Park Subdivision (west of site)
 - 8,400 minimum sf (lot, average lot is 9,515 sf)
 - 2,400 sf minimum floor area
 - 2.32 dwelling units per acre
- North Holland Row Houses (proposed project)
 - No minimum sf (lot, 1,675 - 2,058 sf shown)
 - 1,800 sf minimum building area
 - 9.98 dwelling units per acre

Further, the Department of Planning and Development Services believes the recommended densities for the Mixed-Use Local category should be reserved for vertically mixed-use developments with complementary multi-family residential or more intense commercial developments (i.e., 2-4 stories in building height). Summarily, the Mansfield 2040 Plan is not a zoning document, rather it is a document that is intended to assist with making “sound land-use and growth decisions when facing site-specific development inquiries”.

The intensity of the density with the proposed project is a concern, as the development is near the existing detached single-family development (i.e., larger homes, that on average, have a minimum floor area of 2,200 square feet) and, contextually, development of this intensity does not create the best transition to the existing single-family residential development based on the current proposal.

Although the Mixed-use Local category encourages multi-family residential development at various intensities, it is important to note that single-family residential (detached and attached) are also considered to be somewhat appropriate. Additionally, as the Mansfield 2040 Plan also encourages careful consideration of specific sites based on existing land development patterns, it is important to note that this site is located within an urban fabric that is void of multi-family residential. The absence of multi-family residential should be preserved and continued; however, the presence of single-family

residential (detached and attached) should be encouraged and designed and constructed in a manner that reinforces the human-scale, context-sensitive architecture, and other elements and features that reinforce principles and practices of complete neighborhoods. As proposed, any mix of attached and detached single-family residential units are appropriate and should be paired with local businesses. The mix of uses proposed under this PD, Planned Development District may require additional conditions to ensure present and future compatibility with the development patterns in the immediate vicinity.

Attached single-family residential within the development are shown to be on lots that range in size from 1,675 square feet to 2,058 square feet. The PD, Planned Development District standards for this development do not provide minimum standards for lot sizes, but does provide for a minimum building area of 1,800 square feet and a maximum of lot coverage of 80 percent. Frontage requirements (e.g., dooryard or stoop) have been proposed for all row houses and all detached single-family residential units are required to meet porch frontage standards.

The attached residential portion of the development is accessed via an alley at the rear of the units with all units fronting on either Holland Road Extension or the existing 50-foot gas pipeline easement that runs between the residential and commercial halves of the development. Three (3) green space pass throughs that run perpendicular to Holland Road Extension allow for access through the development to the proposed commercial development. These connections provide pedestrian permeability through the development so that adjacent single-family neighborhoods have direct connections into the new neighborhood commercial.

The commercial portion of the proposed development consists of up to four (4) separate buildings and approximately 30,000 square feet of leasable space. As part the City of Mansfield's commitment to provide for a horizontal mix of uses, this development does provide for a phasing plan that requires that a minimum of 10,000 square feet of commercial be designed and constructed prior to the acceptance of an application for any residential development. Of the required 10,000 square feet of commercial space to be designed and constructed, at least 2,500 square feet of the commercial space must be permanently dedicated to the operation of at least one (1) food service establishment. As the proposed commercial development is directly adjacent to existing and proposed residential development, the Department of Planning and Development Services has worked closely with the developer to craft a list of approved neighborhood-serving uses; a list of uses requiring a Specific Use Permit; and a list of uses otherwise prohibited on the site. To that end, the Department of Planning and Development Services believes that certain uses should maintain neighborhood appropriate hours of operation and that the developer should prohibit medical clinics, including urgent care, from the development. These items are included within the Department of Planning and Development Services recommendations above.

Plat Review Committee (PRC):

The PRC is comprised of representatives from various departments with permitting jurisdiction over applications for development. The PRC verifies application completeness, compliance with city ordinances, and appropriate application of all design criteria. All departments have reviewed and approved the following attachments.

Attachments:

Maps and Supporting Information
Exhibits

Exhibit B-1, Proposed PD, Planned Development District Standards