



## Legislation Text

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**File #:** 24-6038, **Version:** 1

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Ordinance - An Ordinance of the City of Mansfield, Texas, Approving a Development Plan with Knox Street Partners Number 31, LTD., Regarding the Development of Approximately 70.897 Acres Generally Located at the Northwest Corner of U.S. Highway 287 and St. Paul Road, on Property Addressed at 3571 St. Paul Road; Approving a Concept Plan and Phasing Plan; Providing that this Ordinance Shall Be Cumulative of All Ordinances; Providing a Savings Clause; Providing for a Penalty Clause; Providing a Severability Clause; and Providing an Effective Date

Approve the development plan in accordance with the provisions of the S, South Mansfield Form-based Development District.

That the City Council approve the development plan as presented.

On November 13, 2023, the City Council approved a change of zoning from PR, Pre-Development District to the S, South Mansfield Form-Based Development District for approximately 70.897 acres generally located on the northwest corner of U.S. Highway 287 and Saint Paul Road (Zoning Case No. 23-022). The property is intended to be developed as mixed-use with a complementary mixture of residential, employment, commercial, and civic uses and activities.

Section 155.073(D) of the S, South Mansfield Form-based Development District requires that a developer or a property owner enter into a development plan and that the provisions of such plan be reviewed and approved by the City Council. The required development plan must include a concept plan depicting proposed layout, proposed transect zone boundaries, proposed civic space types, proposed development intensity, and proposed building types; a phasing plan for the development; and other relevant information.

The development plan, as presented, is consistent with the provisions set forth in Section 155.73(D) of the S, South Mansfield Form-based Development District and it specifically includes: (i) limitations on the transect zones (e.g., T-4, Urban Transition and T-5, Urban Center Transect Zones); (ii) imposes building height restrictions for proposed development in adjacency to properties zoned for agricultural and single-family residential (detached); (iii) additional urban design considerations to elevate the aesthetic of the project including specific exhibits; and (iv) a phasing plan which calls for construction over three (3) phases.

Additional project attributes include the following:

- A main thoroughfare drawing inspiration from traditional neighborhood developments
- A main civic space (i.e., "Park A") also drawing inspiration from traditional neighborhood developments

The phasing proposed for the development is as follows:

- PHASE NO. 1 (SUMMARIZED):

- Primary Entry Feature at United States Highway 287 and “Street A” as shown on the Concept Plan in EXHIBIT “B”;
- Select streets to provide access to and within the first phase of the development
- Construction of multi-family residential buildings on Parcel 5;
- Construction of at least 10,000 square feet (i.e., total floor area) of permitted commercial uses as shown on the Phasing Plan fronting “Street A”; and
- The first portion of “Park A”, subject to additional design considerations (i.e., amphitheater) as shown on the development plan
- PHASE NO. 2:
  - Construction of multi-family residential buildings on Parcel 6;
  - Construction of at least 10,000 square feet (i.e., total floor area) of permitted commercial uses;
  - Certain streets; and
  - The remaining area of “Park A”, subject to the additional design considerations as shown on the development plan
- PHASE NO. 3:
  - Construction of multi-family residential buildings on Parcel 2;
  - Certain streets;
  - Additional open space; and
  - Th remaining area for “Park B”.

It should be noted that, prior to the commencement of construction in Phase Three, the developer must provide (or cause to be provided) a minimum of 30,000 square feet of commercial space, 5,000 square feet of which must be built within Parcel 4.

However, the minimum required commercial space does not include the parcel identified as a corporate office (i.e., Parcel 1). The corporate office is considered a separate and distinct commercial use.

The development agreement does constitute a “permit” and the development a “project” as such terms are defined in Chapter 245 of the Texas Local Government Code.

Jason Alexander, AICP, CEcD, Executive Director of Planning and Development Services  
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