



Legislation Text

File #: 24-6051, Version: 2

Ordinance - Public Hearing Continuation and Second and Final Reading on an Ordinance Approving a Change of Zoning from PR, Pre-Development District to S, South Mansfield Form-Based Development District on Approximately 19.974 acres, generally located east of State Highway 360, west of the Tarrant Regional Water District pipeline tract, and approximately 800 feet south of Lone Star Road; City of Mansfield, Applicant (ZC#24-010)

To consider the subject zoning change request.

The City Council met on June 24, 2024, and voted 7 to 0 to approve the zoning change at First Reading.

The Planning and Zoning Commission met on June 17, 2024, 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 as presented.

Existing Use: Vacant

Existing Zoning: PR, Pre-Development District

Land Use Designation: Mixed-Use Regional, and the Entertainment District Special Area Plan

Surrounding Land Use & Zoning:

- North - Vacant, PR, Pre-Development District
- South - Vacant, PR, Pre-Development District
- East - Vacant, PD, Planned Development District
- West - Vacant, C-2, Community Business District and Vacant, S, South Mansfield Form-Based Development District

Thoroughfare Plan Specification:

Lone Star Road/ Heritage Parkway - Future 4-lane divided major arterial

Synopsis

The City of Mansfield is initiating a zoning change on a 19.974-acre property owned by the City from the PR, Pre-Development District to the S, South Mansfield Form-based Development District to accommodate future development.

Mansfield 2040 Goals and Strategies

Goals and Strategies

MU.1(a): Integrate higher-intensity residential uses within mixed-use settings at intentional locations within the City.

MU.2(a): Encourage efficiently shared amenities between a variety of uses and users, including parking improvements, infrastructure, and open spaces.

MU.2(c): Establish a balanced and complementary mixture of uses within buildings and developments.

MU.3(a): Integrate public and private amenities aimed toward residents, businesses, and visitors.

Entertainment District Special Area Plan

This development is within the Entertainment District, Corridor Mixed-Use designation along South State Highway 360.

ED.1(c): Utilize, enhance, and promote the trail and its ability to connect this district to the rest of the City.

ED.3(c): Enhance streetscapes to allow for comfortable walking and bicycling within the district.

Analysis

The primary intent of the recently adopted 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.

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 plan must be approved by the City Council.

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 creative development. However, the provisions of the S, South Mansfield Form-based Development District also contemplate and understand that certain uses are valuable contributors to the regional, national, and global economies and can be designed and operated in a manner to be a valuable addition to the urban fabric. It is with that

understanding that the provisions of the S, South Mansfield Form-based Development District are structured to allow for increased flexibility without the expense of aesthetic quality and delivering a coherent urban fabric.

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