



Legislation Text

File #: 23-5669, **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 108.16 Acres Generally Located West of Heritage Parkway South at the Northeast Corner of State Highway 360 and Lone Star Road, and South of Lone Star Road on Property Addressed at 3601, 3603, and 3797 Lone Star Road, and 700 Heritage Parkway South; City of Mansfield, owner (ZC#23-021)

The Planning and Zoning Commission met on October 16, 2023, and voted 5 to 0 to recommend approval of the zoning change request.

Vote:

Ayes: 5 - Mainer, Axen, Bennett, Moses, and Thompson

Nays: 0

Absent: 2 - Goodwin and Shaw

The Department of Planning and Development Services recommends approval.

First Reading

The City Council met on October 23, 2023, and voted 7 to 0 to approve the zoning change at First Reading.

Existing Use: Vacant

Existing Zoning: PR, Pre-Development District

Land Use Plan: Sub-Area 6

Surrounding Land Use & Zoning:

North - Big League Dreams, MF-2, Multi-Family Residential District

South - Vacant, PR, Pre-Development District

East - Oncor sub-station and vacant, C-2, Community Business District and PR, Pre-Development District

West - Single-family residential, PD, Planned Development District

Thoroughfare Plan Specification:

State Highway 360 - Frontage Road and Freeway

Heritage Parkway South - Four lane divided arterial street

Lone Star Road - Four lane divided arterial street

Synopsis

The applicant is requesting to rezone the property from PR, Pre-Development District, to the S, South Mansfield Form-based Development District, on approximately 108.16 acres to accommodate a new mixed-use development in the future Entertainment District along State Highway 360.

Staff 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.

As proposed to be applied to the subject property --- which consists of 108.16 acres fronting State Highway 360 --- the provisions of the S, South Mansfield Form-based Development District will nurture and sustain a regional entertainment district with a complementary mix of uses and activities. The discussions emerging from the Future Land Use Plan --- Mansfield 2040 Plan --- entail a district that is anchored by forthcoming a sports stadium surrounded by buildings capable of supporting entertainment, employment, lodging, residential, retail, and other commercial and cultural arts uses in a walkable and compact setting. The specific, but predictable standards for urban design will produce human-scaled buildings with distinct architecture and other unique aesthetic considerations that will give the property and the surrounding area a distinct economic, physical, and cultural identity.

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 as well as ensure that the entertainment and employment opportunities are delivered and sustained.

The S, South Mansfield Form-based Development District relies extensively on transect zones (e.g., T-3, T-4, T-5, and T-6) 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. As a considerable portion of the property is located within 660 feet of State Highway 360, additional building standards may be required to reinforce the vision for the development along the regional corridor.

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 State Highway 360. As such, the presence of civic and

passive spaces with public art and other amenities are highly encouraged.

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