



Legislation Text

File #: 23-5763, **Version:** 3

Ordinance - Public Hearing Continuation and Second and Final Reading on an Ordinance Approving a Change of Zoning from MH, Manufactured Home District and PR, Pre-Development District to PD, Planned Development District for Attached Single-Family Residential and Manor House Uses on Approximately 11.03 Acres Located at 2600, 2626, and 2628 N. Main Street; Phillips Equity Capital, LLC, Owner/Developer (ZC#22-018)

To consider the subject zoning change request.

The Planning and Zoning Commission held a public hearing on December 4, 2023 and voted 6-0 (with one absence) to recommend approval of the zoning change request.

Vote:

Ayes: 6 - Mainer, Thompson, Axen, Bennett, Moses, and Shaw
Nays: 0
Absent: 1 - Goodwin

The Department of Planning and Development Services recommends approval of the zoning change request with the following conditions:

1. That the property owner and / or the developer coordinate with the Plat Review Committee (PRC) on the location and the access of the parking intended to directly serve the mixed-use building and the three (3) buildings located directly east that may be designed as manor houses and / or mixed-use buildings within the Commercial Overlay District.
2. That the four (4) single-family residential (detached) units proposed to front "Street D" have a minimum floor area of 2,200 square feet.

First Reading

The City Council met on May 13, 2024, and voted 6 to 0 to approve the zoning change at First Reading. There was some discussion about the existing MH, Manufactured Housing District zoning on the site and the potential for manufactured homes to be placed on the site. The Department of Planning and Development Services estimates that approximately 88 manufactured homes could be placed on the portion of the development with MH, Manufactured Home District zoning. This estimate is based on Section 155.068 (J) of the Mansfield Code of Ordinances that requires each manufactured home pad to have a minimum size of 50 feet by 90 feet.

The City Council met on December 11, 2023, and voted 7 to 0 to table the request for a change of zoning to provide the applicant with additional time to respond to the City Council's direction and guidance --- as well as to integrate specific urban design considerations from the Department of Planning and Development Services into their proposed development standards.

In response to concerns about the absence of single-family residential (detached) units, the applicant

removed all the row houses located to the south of “Street A” and replaced them with single-family residences (detached). Additionally, the manor houses fronting “Street D” have been replaced with single-family residential (detached). All proposed single-family residential (detached) lots will be alley-served.

Consistent with the land use policy recommendations and strategies contained within the Mansfield 2040 Plan, there was additional direction provided by the City Council to deliver intentional commercial space to the development that supported the ordinary activities of daily life. The applicant revised the concept plan to reflect a building being closest to North Main Street as a mixed-use building (rather than a manor house) and that a Commercial Overlay District be incorporated that would allow for commercial activity to continue to expand as the number of rooftops in the area increased and as other economic conditions and market factors would positively influence. As proposed, the mixed-use building would provide a minimum of 2,500 square feet of commercial space on the first floor and would be permitted to provide a maximum of eight residential units on the second and third floors.

Existing Use: Majority Vacant, two manufactured homes are currently on Lots 1 and 2, Amolette Addition

Existing Zoning: PR, Pre-Development District and MH, Manufactured Home District

Official Land Use Plan: Sub-Area 1

Surrounding Land Use & Zoning:

North - Residential and Vacant Land, SF-7.5/12, Single-family Residential District, C-2, Community Business District, and PR, Pre-Development District

South - Developed, PR, Pre-Development District

East - Vacant and Residential, PR, Pre-Development District

West - Right-of-Way, North Main Street

Thoroughfare Plan Specification:

North Main Street (United States Highway Business 287) - Major Collector (4-lanes undivided), currently 2-lanes

Synopsis

The applicant requested a change of zoning on an approximately 11.03-acre property. The request is to rezone it from MH, Manufactured Home District and PR, Pre-Development District to PD, Planned Development District for attached Single-Family Residential (i.e., Row Houses) and Manor Houses. As proposed, the development would consist of 102 total units (e.g., 46 Row Houses and 56 Manor Houses) with 2.09 acres of active open space and 0.52 acres of open space throughout the development. Although this change of zoning request was considered under the guidelines captured in the 2012 Land Use Plan for Sub-Area 1, the project proposes development standards and a vision that is in greater alignment with the Mansfield 2040 Plan. Accordingly, the Department of Planning and Development Services recommends approval of the zoning change request with the following conditions:

1. That the property owner and / or the developer coordinate with the Plat Review Committee (PRC) on the location and the access of the parking intended to directly serve the mixed-use building and the three (3) buildings located directly east that may be designed as manor houses and / or mixed-use buildings.

2. That the four (4) single-family residential (detached) units proposed to front “Street D” have a minimum floor area of 2,200 square feet.

Department of Planning and Development Services Analysis

The current zoning on the property is predominately MH, Manufactured Home District; with approximately one (1) acre of land zoned as PR, Pre-Development District. The site currently has a couple of existing manufactured houses, but it is mostly vacant. The surrounding properties are a mixture of vacant property, detached single-family homes, manufactured homes, and a church (i.e., Oakdale Baptist Church) to the south.

As proposed, the PD, Planned Development District would provide development standards for the construction of housing on 54 lots (previously the proposed PD, Planned Development District standards called for the construction of housing on 60 lots). No more than 32 of the lots will be Row Houses, with the remainder of the lots proposed to be developed for single-family residential (detached), mixed-use buildings, and manor houses. The development will occur in two (2) phases. The first phase will include construction of a mixed-use building with at least 2,500 square feet of ground floor commercial space.

The Development Plan shows several common areas including an active open space area towards the front of the development close to North Main Street. The active open space may include a playground, dog park, exercise stations, et cetera. There are several other smaller proposed open space areas spread throughout the development including a detention pond (wet) to enhance the overall look and feel of the community. The applicant has provided a pedestrian path connecting all open space areas through the development.

Additionally, the site also has a large Tarrant Regional Water District (TRWD) Easement in the southwest corner. Although there are some restrictions on the permissible activities within this easement, the development is using this area as a passive open space with enhanced landscaping and a pedestrian path.

Building scale and orientation are controlled by the PD, Planned Development District Standards. Manor houses are limited to a maximum height of two (2) stories. Single-family residential (detached) units, row houses, and mixed-use buildings are proposed to have a maximum height of three (3) stories. Additionally, row houses shall include special details to enhance the distinctiveness of each dwelling unit.

Building frontages are provided on all units. There are three (3) permitted building frontages:

1. Porch and fence;
2. Dooryard; and
3. Stoop.

Several homes have been identified as “High Visibility Lots” on the Development Plan. These high-visibility lots shall be held to an elevated standard for urban design (e.g., Starlin Ranch, Parkside, and Knotts Landing) and are required to provide a wrap-around porch frontage element when the dwelling fronts along a street or a large common area. This is intended to invoke a visual aesthetic that is inspired by the same in other communities, including Norton Commons in Prospect, Kentucky.

Concerning parking, all single-family residential (detached) dwellings and row house are intended to provide a minimum of two (2) parking spaces per dwelling; and all manor houses will provide a minimum of one (1) parking space per dwelling, with up to four (4) additional off-street parking spaces for visitors and guests.

Finally, the site is designed in a way that would allow for an additional connection to the property to the northeast that was platted several years ago for detached single-family residences and when developed in the future, could deliver a complete neighborhood in accordance with the vision and goals of the Mansfield 2040 Plan.

Summary

The proposed PD, Planned Development District provides the City with additional residential options, while introducing commercial activities that are capable of evolving with market along the North Main Street Corridor. The development standards provide a predictable development pattern with appropriately spaced green spaces throughout the project. Further, the proposed development will also provide elevated standards for architecture, landscaping, and other public realm amenities that will positively influence adjacent properties.

Shirley Emerson
Planner I
817-276-4259