



Legislation Text

File #: 24-6087, Version: 1

Ordinance - Public Hearing and First Reading on an Ordinance Approving a Change of Zoning from PD, Planned Development District to S, South Mansfield Form Based Development District on Approximately 57.95 Acres in the John Robertson Survey, Abstract No. 1317, City of Mansfield, Tarrant County, Texas, Generally Located east of U.S. Highway 287, East and West of N. Mitchell Road, and North of the Union Pacific Railroad Right-of-Way on Property Addressed at 101 S. U.S. Highway 287 and at 20 and 24 North Mitchell Road; BV Mitchell LLC and the City of Mansfield, Applicants (ZC#24-008)

To consider the subject zoning change request.

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: PD, Planned Development District

Mansfield 2040 Land Use Designation: Retail & Office, Mixed-Use Regional, and LINQ Special Area Plan

Surrounding Land Use & Zoning:

- North - HEB Grocery, PD, Planned Development District
- South - Manufacturing, PD, Planned Development District
- East - Manufacturing, Clinics and Assisted Living facility, PD, Planned Development District
- West - Existing Commercial, C-2, Community Business District

Thoroughfare Plan Specification:

- U.S. Highway 287 - Frontage Road and Freeway
- North Mitchell Road - Two lane divided collector street

Synopsis

The applicant is requesting to rezone the property from PD, Planned Development District, to S, South Mansfield Form Based Development District, on approximately 57.95 acres to accommodate mixed-use development along US 287 Frontage Road. It should be noted that there are two (2) PD, Planned Development Districts regulating land use on the subject property; the first PD, Planned Development District contains regulations adopted under The Reserve PD, Planned Development

District (Highway 287 Sub-district) and the second PD, Planned Development District contains specific regulations for the construction and operation of a chemical plant only.

Mansfield 2040 Plan

Land Use Designation(s)

The land use designations for this property are Retail & Office and Mixed-Use Regional.

Mansfield 2040 Plan 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.

RE.1(a): Market the City toward local, regional, and global partnerships in areas with appropriate context and infrastructure.

RE.2(b): Encourage local jobs by targeting employers that want the knowledge, skills, and talent of area residents.

The LINQ Special Area Plan

This development is within the LINQ, Corridor Mixed-Use designation along North U.S. Highway 287.

LQ.1: Capitalize on the intersection of location & opportunity.

LQ.3(a): Promote active transportation via safe and comfortable infrastructure for pedestrians and bicyclists.

Analysis

The applicant is requesting to rezone the property from the two (2) PD, Planned Development Districts to the S, South Mansfield Form-based Development District on approximately 57.95 acres.

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 schedule of 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 U.S. Highway 287, additional building standards may be required to reinforce the vision for the development along the regional corridor --- including a minimum building height of four (4) stories.

Because the property is greater than two (2) acres in area, a development plan and a special land assemblage plan will be required. The development plan must be reviewed and approved by the City Council, and it will reinforce a pattern of development that is mixed-use vis-à-vis a required concept plan, phasing plan, and other project attributes that will achieve the community's vision for sustainable growth. 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 it is approved administratively by the Department of Planning and Development Services.

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.

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 U.S. Highway 287. As such, the presence of civic and passive spaces with public art and other amenities are highly encouraged.

Jordon Drumgoole
Planning and Development Services Analyst
817-276-4253