Legislation Details (With Text)

File #:	22-4940	**Version:**	2	**Name:**	Ordinance - Public Hearing for a Zoning Change from C-2, Community Business District to D, Downtown District, D-3, Urban Center Zone on Approximately 1.690 Acres out of the W.C. Price Survey, Abstract No. 1240, Tarrant County, TX, Located at 700 E. Broad
Type:	Ordinance			**Status:**	Passed
File created:	9/16/2022			**In control:**	City Council
On agenda:	10/10/2022			**Final action:**	10/10/2022
Title:	Ordinance - Public Hearing Continuation and Second and Final Reading on an Ordinance Approving a Zoning Change from C-2, Community Business District to D, Downtown District, D-3, Urban Center Zone on Approximately 1.690 Acres out of the W.C. Price Survey, Abstract No. 1240, Tarrant County, TX, Located at 700 E. Broad St.; City of Mansfield, Owner/Applicant (ZC#22-013)				
Sponsors:	Jason Alexander				
Indexes:					
Code sections:					
Attachments:	1. Ordinance, 2. Exhibit A, 3. Maps and Supporting Information				

Date	Ver.	Action By	Action	Result
10/10/2022	2	City Council	Approved on Second and Final Reading	Pass
9/26/2022	1	City Council	Approved on First Reading	Pass

Ordinance - Public Hearing Continuation and Second and Final Reading on an Ordinance Approving a Zoning Change from C-2, Community Business District to D, Downtown District, D-3, Urban Center Zone on Approximately 1.690 Acres out of the W.C. Price Survey, Abstract No. 1240, Tarrant County, TX, Located at 700 E. Broad St.; City of Mansfield, Owner/Applicant (ZC#22-013)

To consider the subject zoning change request

The Planning and Zoning Commission held a public hearing on September 19, 2022 and voted by 7-0 to recommend approval.

Staff recommends approval.

First Reading
City Council voted 7 to 0 to approve the zoning change at First Reading.

Existing Use: Commercial and Vacant
Existing Zoning: C-2, Community Business District
Land Use Plan: Sub-Area 3

Surrounding Land Use & Zoning:
North - Retail, office, restaurant, Church, C-2
South - Single-family residential, SF 7.5/12, Single Family Residential District

East - Commercial building, C-2 and Single-family residential, SF 7.5/12
West - Residential, D (SD-1 zone) and Storage buildings, C-2

Thoroughfare Plan Specification:
E. Broad Street - A 4-lane divided arterial street

Synopsis
The proposed rezoning is consistent with the Official Land Use Plan and compatible with surrounding land uses.

Staff Analysis
The subject property consists of nine parcels of land totaling 1.690 acres. The applicant (City of Mansfield) is proposing to rezone the entire property to the D-3 zone to stimulate future development within the area.

The D-3 zone is compatible with the existing commercial and residential uses along E. Broad Street in the Historic Downtown. The D-3 zone will provide new opportunities that will complement the surrounding residential uses to the east and south of this property. New construction on this property must comply with the development standards of the D, Downtown District and a site and building plan approved by Staff will be required prior to plat approval or issuance of a building permit.
The property falls within the Sub-Area 3 of the Official Land Use Plan. In this Sub-area, more opportunities exist for mixed uses in the downtown core/heart of the City. It also encourages continued and intentional efforts to preserve the Historic Downtown and associated residential properties in close proximity.

This property is located next to single-family uses to the south and some parts of the east and C-2 zoning to the north and west. This section of E. Broad Street is under exploration for inclusion into the D, Downtown District to encourage diverse uses leading into the Historic Downtown.

Summary
The property is currently zoned C-2, Community Business District, and rezoning it to the D, Downtown District (D-3 zone), will not be a deviation from the land use plan especially with the E. Broad Street under exploration for inclusion into the D District and its proximity to the Historic downtown district.

Helina Sarkodie-Minkah, Planner
817-276-4287