



Legislation Text

File #: 18-2727, **Version:** 1

Public Hearing and Review of a Concept Plan for a Change of Zoning from C-2 Community Business District to PD, Planned Development District for Single-family Detached and Attached Residential on Approximately 23.5 Acres out of the S Callender, Abstract 359, Addition, Tarrant Co., TX, Generally Located West of FM 157, 786 Feet North of House Road at 1300 FM 157 by Nexmetro Communities(ZC#18-012)

To provide input on the proposed Concept Plan

The Planning and Zoning Commission held a public hearing on April 16, 2018 and provided the following feedback to the applicant: homes are not attractive; need to meet minimum 8/12 roof pitches; need to adjust some parking at amenity center for homes behind it; unusual product; restrict the PD to only 27 duplex units (54 one bedroom units); not consistent with rest of Mansfield; not in favor of rental properties; units are too small; % of children who live in the units; and garages are close to the fire lane. Speakers at the Commission public hearing expressed the same concerns.

The applicant is seeking feedback on a Concept Plan for Single-Family Residential attached and detached units. The development will be behind some C-2 Commercially zoned tracts along FM 157. The property is buffered on the north and east by Watson Branch Creek, which is densely wooded. There are some large tracts with single family homes on the south side.

Avilla Legacy will have two points of access from FM 157 that are gated. There are 27 one-bedroom units which are attached as duplexes. Seventy-one, two-bedroom units and 67 three-bedroom units proposed with a total not to exceed 192 units. The units are sized at 637 square feet, 960 square feet and 1,236 square feet, respectively. The density is 8.2 units per acre. Covered parking, open parking, and garages are proposed around the fire lane loop. There are 405 spaces total. The homes will be 80% masonry and are limited to one story only.

At this time, the developer feels they will meet the Community Design Standards outlined in Section 4600 of the Zoning Ordinance. If the applicant receives favorable support on the Concept Plan and determines additional deviations will be necessary, they will be outlined in the PD.

With this Concept Plan, the applicant is soliciting preliminary input from the City Council prior to submitting a formal zoning change application for PD and a detailed development plan and landscape plan. The review of this Concept Plan does not grant any change in zoning. The City reserves the right to require modifications on the development plan or to deny the application for zoning change upon further review of the development proposal and the associated planning and engineering design.

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