



Legislation Text

File #: 18-2704, **Version:** 3

Ordinance - Third and Final Reading of an Ordinance Approving a Zoning Change from SF-7.5/16, Single-Family Residential District, SF-8.4/18, Single-Family Residential District, SF-12/22, Single-Family Residential District and C-2, Community Business District, to PD, Planned Development District for Single-Family Residential, Townhouse and Commercial Uses or Some Intermediate Zoning Classification on Approximately 714.5 Acres, Generally Located East of FM 917, Approximately 1,200 Feet West of South Main Street, Approximately 350 Feet North of English Trail, West of FM 917, Being Northwest from the Intersection of FM 917 and Mesquite Drive, and East of Jessica Drive; Hanover Property Company (ZC#18-004)

To consider the subject zoning change request.

The Planning and Zoning Commission held a public hearing on April 2, 2018, and voted 4 to 1 (Commissioner Knight voted nay/Vice-Chairman Smithee and Commissioner Klenzendorf were absent) to recommend approval with the following conditions:

1. Increase the minimum lot width of the 40 foot lots to 50 feet;
2. The applicant must provide written documentation from the gas well operators and pipeline operators consenting to the portions of the development that affect their facilities;
3. Exhibits C-2, D-1, D-2 and F-5 have been updated in the 11"x17" pages. These updates must be incorporated into the 8.5"x11" exhibits attached to the proposed Planned Development District Standards; and
4. Where a wrought iron fence is used to screen the drill sites, shrubs must be planted to form a solid screen.

First Reading

The Planning and Zoning Commission reviewed the proposed zoning change on April 2, 2018. In addition to the conditions in their motion above, the Commission had discussion regarding the following:

- That there will be limited or insufficient parking for the townhouses and alley-served lots for residents who do not park in the garage, or for visitors to these properties;
- That neighborhood parks near the 40-foot lots seem to be too small to accommodate amenities for those residents; and
- That the use of alleys in existing subdivisions is extremely limited in Mansfield and may not be desirable in M3 Ranch.

The applicant has revised the development plan to correct the exhibits as noted in Recommendation 3, and added a solid screening option to Section 8.12 of the text as noted in Recommendation 4. With respect to Recommendation 1, the applicant requests that the City Council approve the plan with the 40-foot wide lots. The applicant has stated that the documentation mentioned in Recommendation 2 will be provided as soon as it is received from the gas well and pipeline operators.

The applicant is requesting PD Planned Development zoning to accommodate the proposed master planned community consisting of residential, townhouse and commercial areas. There are 1,571 single family lots proposed, with minimum lot widths of 40, 50, 60, 70 and 80 feet. The minimum floor areas for the homes will range from 1,500 to 2,200 square feet.

The 40-foot lot product requires rear-entry garages served by an alley. Some of the larger products may also use alley access as shown on the development plan. The alleys must be maintained by the homeowners' association.

The applicant has agreed to comply with the residential architectural standards in Section 4600 of the Zoning Ordinance except where noted in the proposed development standards. The proposed bulk area standards for the single-family residential products are shown on the attached M3 Ranch Bulk Standards Table.

The Townhouse District proposes a single-family attached product with a maximum density of 12.5 units per acre. In addition, the Townhouse District allows for C-2 commercial uses or SF-9.6/20 single-family residential as mixed or alternative uses. The proposed bulk standards for the Townhouse product are shown on the attached M3 Ranch Bulk Standards Table.

The proposed Commercial District will follow the City's standard C-2 regulations.

One community-wide amenity center is proposed with the bulk of the residential development west of FM 917. There will be neighborhood parks located throughout the residential districts as shown on the development plan. Section 8.11 of the development standards lists examples of the types of amenities that might be installed in the neighborhood parks.

There are five drill sites on the MR Development property and a number of easements to accommodate pipelines. The residential lots around these facilities may need to be adjusted at time of platting so that 1) the lots are outside of the overall drill site boundaries established by Specific Use Permit; and 2) no part of the pipeline easements are located on the residential lots. These facilities will be contained in open space lots maintained by the homeowners' association. The consent of the gas well operator will be required for any change to the surface area of the drill sites, access roads, and screening, and of the pipeline operators regarding street crossings.

There is a 150-foot easement on the edge of the property along Jessica Drive that accommodates the Tarrant Regional Water District's IPL water pipeline. Reece Branch creek runs through part of the property between FM 917 and Jessica Drive. The layout of the development has been designed around these features.

The Mansfield Independent School District (MISD) owns a 12.6 acre tract within the area covered by the zoning request for a future school as shown on the development plan. MISD also owns three other properties immediately adjacent to this development for other future schools.

Second Reading

The applicant has revised the development plan to add a new residential lot product, revise the minimum floor areas of each lot product, and designate potential gated neighborhoods. The changes are as follows:

1. Created a new Residential Product Type 1A with the following area, height and bulk standards:
 - a. Minimum Lot Area: 10,400 square feet
 - b. Minimum Floor Area for the house: 2,500 square feet
 - c. Maximum Lot Coverage: 50%
 - d. Minimum Lot Width: 80 feet
 - e. Minimum Lot Depth: 130 feet
 - f. Minimum Front Yard Setback: 30 feet
 - g. Minimum Interior Side Yard Setback: 7 feet
 - h. Minimum Exterior Side Yard Setback: 15 feet
 - i. Minimum Rear Yard Setback: 20 feet
 - j. Maximum Height: 35 feet

2. Designated the existing Residential Product Type 1 (9,600 square foot lots) to Type 1B and increase the Minimum Floor Area from 2,300 to 2,500 square feet.
3. Specified that the new Product Type 1A are to be used where lots have garage access from an alley in the rear of the lot, and use Product Type 1B where lots have access from a street in the front of the lot.
4. Increased the Minimum Floor Area for Residential Product Type 2 (8,400 square foot lots) from 2,000 to 2,200 square feet
5. Increased the Minimum Floor Area for Residential Product Type 3 (7,200 square foot lots) from 1,900 to 2,000 square feet
6. No change is proposed for Residential Product Type 4 (6,000 square foot lots).
7. Reduced the Minimum Floor Area for Residential Product Type 5 (4,400 square foot lots) from 1,700 to 1,500 square feet
8. Added an option for a gated neighborhood in the Townhome District to the south off of FM 917 in Phase 4.
9. Added an option for a gated neighborhood to the single-family residential district west of FM 917 and east of Jessica Drive in Phase 5. Please note that as outlined on Exhibit C-1, the streets will not comply with the City's private street ordinance with respect to points of connections to public streets and accommodations for gated entries. The use of private streets will necessitate changes to the layout, number of lots, location of streets and related modifications during the platting process.
10. Revised Street Section E-2 on Exhibit C-3 to increase pavement width and to add a 5-foot buffer, and added a note stating that the final alley design would be determined at time of platting to ensure that city services and trash collection are properly accommodated.

Third Reading

The applicant is requesting that the City Council table the third and final reading of this case for 30 days as indicated in the attached letter of request. The applicant states that they would like additional time to work with staff on items related to the development.

Third Reading Continuation - July 9, 2018

This item was tabled at the May 29, 2018, Council meeting for 30 days. The applicant recently had a survey of the property prepared that marked the location of the drill sites, easements and other features on the property. Additionally, the applicant decided to shift the location of the Product Type 5 (4,400 square foot) lots closer to the center of the development.

Based on the survey and the relocated smaller lots, the applicant has submitted a revised development plan reflecting changes in the lot and street configuration. The new plan contains the same number of lots for each product type, with a total of 1,571 lots, but with a different lot and street layout. The revised plan includes changes to the specific exhibits listed below; no changes were made to the other exhibits from the 2nd reading:

1. Exhibit B, M3 Ranch Planned Development District Standards, was updated to include the revised exhibits listed below, starting on Page 10.
2. Exhibit C-1, Master Plan:
 - a. The northern pods of Product Type 5 (4,400 square foot) and Product Type 4 (6,000 square

foot) lots have been relocated to the center of the development from their previous location adjacent to the school property on FM 917. As a result of this change, lots and streets throughout the development have been shifted. These lots have been exchanged for Product Type 3 (7,200 square foot) lots.

- b. The drill sites have been enlarged to indicate the full SUP boundaries. This required the relocation of some of the lots adjacent to these sites.
 - c. The five neighborhood parks have been relocated or redesigned due to the changes in the lot layout. The amenity center is shown to be essentially the same as it was on the previous Exhibit C-1.
 - d. The alley configuration has changed to match the new lot layout. See below for Staff's comments related to this change.
- 3. Exhibit C-2, Thoroughfare Plan, was revised to show the new access road to the southern drill site east of FM 917. The thoroughfares on this exhibit are essentially the same as those shown on the previous Exhibit C-2.
 - 4. Exhibit D-1, Trails and Open Space Plan, has been updated to show the new trail and open space locations. Some of the trails and open spaces were relocated due to the changes in the lot and street layout.
 - 5. Exhibit D-2, Sculpture/Art Opportunities Plan, has been updated to reflect the new locations for possible art installations. These were relocated due to the changes in the lot layout.
 - 6. Exhibit F-1, Community Neighborhoods and Entry Plan, is essentially the same as in the previous exhibit. Some of the entries have been moved slightly where the streets had to be realigned due to the changes in the lot layout.
 - 7. Exhibit F-5, Screening Options, has been revised to reflect the new lot locations.
 - 8. Exhibit G, Phasing Plan, has been updated to show the following:
 - a. Phase 1 has been extended to cover the residential lots on the east side of the development and includes mostly Product Type 3 and 4 lots, with a lesser number of Product Type 1* and 2 lots.
 - b. Phase 2 has been pulled back from FM 917 and includes the lots in the central development around the amenity center. This phase includes most of the northern pod of Product Type 5 (4,400 square foot) lots, along with Types 1*, 2, 3 and 4.
 - c. Phase 3 covers the lots along on the east side of FM 917 and the townhome sections. This phase includes the remaining Product Type 5 lots, along with Types 1*, 2, 3 and 4.
 - d. Phase 4 covers all the lots west of FM 917 on the north side of Reese Branch creek, including Product Types 2, 3 and 4, along with the future school site. Phase 4 previously included some of the townhome areas east of FM 917.
 - e. Phase 5 covers all the lots west of FM 917 on the south side of Reese Branch creek. Phase 5 previously included some of the residential lots in Phase 4 north of the creek, and some of the townhome areas east of FM 917. This phase includes Product Types 1*, 2, 3 and 4.

*Product Type 1 is divided into Type 1A and Type 1B. Type 1A is used when the lots have alley access, as in Phases 1 through 3. These lots must be a minimum of 10,400 square feet. Type 1B is used when the lots have front access, as in Phase 5. These lots must be a minimum of 9,600 square feet.

In addition to the items listed above, Staff has the following comments related to the changes:

1. The changes to the alley have affected the Fire Department's initial requirements (for example, the cut-throughs between the houses from the street to the alleys have been left off this revised plan). The alleys will need to be reviewed in detail by Staff at time of platting to ensure they can accommodate emergency access, trash collection, utilities and traffic flow. The requirements for the alley design, width, and turning radii may result in the loss of lots.
2. In Phase 4, the future school site has lost some of the street frontage that was provided on the previous plan. The loss of frontage may cause issues with vehicular access to the school property and may require the streets to be adjusted.
3. On Exhibit F-5, the applicant is proposing ornamental fences at the rear of residential lots adjacent to two of the drill sites (at the far west of the development in Phase 4, and in the center of the development in Phase 2). The residential lots adjacent to the other drill sites could have either a board on board fence or ornamental fence. Unless the residential fences are solid or the drill sites are screened separately, the rear yards of these lots will have a view of the gravel pads and equipment at the drill sites. It should be noted on Exhibit F-5 that the drill sites will be screened in accordance with Section 8, Sub-Section 12 of the development standards in Exhibit B (Page 9).

The revised plan retains the option for a gated neighborhood in the single-family residential district west of FM 917 and east of Jessica Drive in Phase 5. As outlined on Exhibit C-1, the streets will not comply with the City's private street ordinance with respect to points of connections to public streets and accommodations for gated entries. The use of private streets will necessitate changes to the layout, number of lots, location of streets and related modifications during the platting process. Staff recommends that Exhibit C-1 be revised to remove the blue outline from Phase 5, and a note be added stating that any gated portion of Phase 5 will comply with the City's private street regulations.

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