



Legislation Text

File #: 18-2946, **Version:** 3

Ordinance - Third and Final Reading of an Ordinance Approving a Change of Zoning from PR Pre-Development District and I-1 Light Industrial District to PD Planned Development District for I-1 Light Industrial Uses on Approximately 155.223 Acres Out of the J. Wheeler Survey, Abstract No. 571, Johnson Co, TX, Generally Located at the Southeast Corner of Easy Dr. & 7th Ave. and 14.395 Acres Out of the W. Styles Survey, Abstract No. 791, Johnson Co, TX, Generally Located at the Northwest Corner of Hanks Drive & 7th Avenue, Altogether Totaling Approximately 169.618 Acres; Richard Nevins of the Mansfield Economic Development Corporation (ZC#17-010)

To consider the subject zoning change request.

The Planning and Zoning Commission held a public hearing on October 15, 2018, and voted 6-0 to approve with the condition that concrete be used for the open storage surfaces rather than gravel or asphalt. The applicant has not made changes to their plans.

First Reading

The subject property consists of 169.618 acres located at the southeast corner of Easy Drive & 7th Avenue and the northwest corner of Hanks Drive & 7th Ave. There are two existing gas well sites on the property; the remainder of the property is vacant land. The applicant is requesting to re-zone the property from PR Pre-Development District and I-1 Light Industrial District to PD Planned Development District for I-1 Light Industrial uses.

Planned Development Regulations

The applicant notes that the general purpose of the development is to expand the existing industrial park in the area for the development of light industrial, high-tech manufacturing, research, processing, assembly, warehousing, distribution, logistics, and other light industrial uses, as well as supporting business service and office uses.

The Planned Development regulations will follow the standards for I-1 zoned properties as it relates to permitted uses, area and height regulations, signage, parking and loading, landscaping and screening, trash and recycling screening, and residential proximity, as noted in the Zoning Ordinance. The exterior building materials will be required to be 100% masonry, tilt-up concrete walls, pre-cast concrete walls, or cast-in-place concrete walls. This exceeds the typical requirements for I-1 zoned properties. The building material requirements shall not apply to windows and doors, awnings and canopies, metal cap flashings, trim, accents, or similar architectural features. Open storage will be allowed in this development, however it shall be required to be placed on gravel, asphalt, or concrete surface kept in good condition, free from weeds and debris, and screened from the street by an eight-foot-high opaque fence maintained in good condition and designed to meet the minimum requirements of Section 7302.B of the Zoning Ordinance. The fence may be substituted with a hedge row of dense evergreen plantings designed to form a visual screen at least six feet in height at the time of installation. Outside storage shall not be stacked or raised to a level that is visible from the street over the screening device.

Conceptual Site Plan

The applicant has provided two versions of a conceptual site plan to illustrate the type of development and general layout that could be accommodated on the site. One version shows potential building and parking layouts and the other version just shows a general, more updated roadway layout. The plan is for illustrative purposes only and will not be attached to the Planned Development. The provided plan may require changes to accommodate Engineering and Fire Department requirements and the layout of the plan will also be driven by the individual end users that will occupy the development and how much building space, land area, and parking they will require. The plan will also be determined by whether the gas well sites will remain, and if they do, the building setback and screening requirements will need to be accommodated for. Staff will ensure the development will adhere to the I-1 zoning standards and the architectural and outside storage standards specified in the PD at the time building permits are sought.

Summary

The proposed development will allow for the addition of new, higher-quality light industrial development in the City's industrial area, which will increase the City's industrial base, create new jobs, allow for the expansion and retention of existing businesses, allow for the recruitment of new businesses, and create a high quality development with modern buildings that will exceed the architectural standards typically seen in industrial areas.

Second Reading

The City Council held a public hearing and first reading on November 12, 2018, and voted 7-0 to approve with the condition that all outside storage will be on concrete surfaces. The applicant has revised the outside storage and screening requirements section of the planned development regulations to specify that "open storage in this Planned Development shall be placed on a concrete surface and shall be screened from the street by an eight-foot-high opaque screening device that is consistent throughout the development." The opaque screening device may also still be substituted with a hedge row of dense evergreen plants to form a visual screen.

Third Reading

The City Council held a public hearing and second reading on November 26, 2018 and voted 7-0 to approve.

Lisa Sudbury, AICP
Interim Director of Planning
817-276-4227