



Legislation Text

File #: 21-4383, **Version:** 1

Ordinance - Public Hearing and First Reading on an Ordinance Approving on a Zoning Change from PR Pre-Development District to PD, Planned Development District for Light Industrial Use on Approximately 146.48 Acre Tract of Land Situated in the William Styles Survey, Abstract No. 791; JQ Wheeler Survey, Abstract 903; and SM Kemp Survey, Abstract 492 Located in the City of Mansfield, Johnson County., TX, Generally Bounded by S 7th Ave on the East, Jessica Dr. on the East Hank St on the North and the Northern Boundary of M3 Ranch to the South. Blake Wilson, Stonelake Capital Partners (developer) on Behalf of Mansfield ISD, Ira T. Kimbrough and Andree E. Kimbrough Real Estate LLC (owner) (ZC#21-009)

To consider the subject zoning change request.

The Planning and Zoning Commission held a public hearing on October 18, 2021, and made a motion to deny the zoning change. The motion was defeated by a vote of 3 to 4 (Commissioners Axen, Gilmore, Goodwin and Weydeck voting No).

According to the 2012 Land Use Plan for Sub-area 2, low-intensity residential uses are recommended as the predominant development pattern. Encouraging industrial uses to the west of existing and future S. 7th Avenue would allow incompatible uses to encroach into areas that are either entitled for residential use or would permit residential use as a matter of right.

Staff recommends denial.

Existing Use: vacant

Existing Zoning: PR, Pre-Development District

Surrounding Land Use & Zoning:

North -Future Southwest Community Park (PR, Pre-Development District)

South - Residential: M3 Ranch (under construction)

East - PD, Planned Development District for I-1, Light-Industrial Uses; Mansfield International Business Park (53 acres under construction, 65 acres vacant, 15 acres drainage)

West - Rural Residential, Extra-Territorial Jurisdiction (ETJ)

Thoroughfare Plan Specification:

Easy Drive (north of project) - Minor Collector (three-lane undivided, not constructed)

Jessica Drive (west boundary) - Major Arterial (four-lane divided, currently 2 lanes)

Klein Tools Boulevard (middle) - Major Arterial (four-lane divided, not constructed)

Comments and Considerations

The subject vacant property consists of 146.48 acres with existing residential PR, Pre-Development zoning. The applicant is requesting to rezone the property to PD, Planned Development District for Light Industrial Use.

Development Plan and Standards

The applicant is proposing the development of an industrial business park consisting of three phases of development. Phase 1 is proposed to utilize 49.92 acres of the site and would consist of 658,686 sf of industrial/warehouse development. Phase 2 is proposed to utilize 30.91 acres of the site and would consist of 472,894 sf of industrial/warehouse development. Phase 3 is proposed to utilize 43.44 acres of the site and would consist of 687,934 sf of industrial/warehouse. All phases combined would consist of 1,819,514 sf of industrial/warehouse. At the time of submittal, the exact light industrial use(s) has not been identified and all buildings are set up for speculative users.

All development regulations will follow area and height regulations for the I-1, Light Industrial District found in Section 155.055. All exterior materials will include masonry-like construction materials such as fiber reinforced cement exterior siding, stucco, exterior insulated finish systems (EIFS) or similar exterior cladding, and concrete tilt wall (pour in place and pre-cast).

Lot Dimension: None

Maximum Floor Area Ratio: 2

Minimum Setback: Abutting: ROW 30, Non-Residential None, Residential 40

Maximum Height: None

All sign standards for I-1, Light Industrial District found in 155.090 will be followed.

Parking is being provided for office and warehouse use. The office use is approximately 4-6% of the overall building square footage. The developer is proposing to provide 1,252 spaces where 904 spaces are required.

Land Use Compatibility Considerations

The area proposed for rezoning sits along a western boundary of the existing city limits. To the east of this property is the Mansfield International Business Park, which is a 155-acre development, with 53 acres under construction for end user Amazon. To the north of the property is land owned by the City that is currently under phase one development for the Southwest Community Park (identified in the 2020 Mansfield Parks and Recreation Master Plan, approximately 140 acres).

2012 Land Use Plan

The 2012 Land Use Plan is a summary of recommended goals, policies, and strategies that will enable the City to make the best decisions about the future. The proposed rezoning is not consistent with the Plan. The Plan covers the entire jurisdiction of the municipality and has a time horizon of 10 years, though trends were analyzed through 2030 in the Plan. The property is within the boundaries of Sub-Area 2. Sub-Area 2 in the Land Use Plan describes the future land use of the area in question as recommended for residential land uses, which was also previously identified in the 2002 Land Use Plan. The Plan recommends “mellowing” land uses to single-family as you move west. Specifically, the Plan recommends that “west of the industrial areas, housing should be grouped to help create open space and park land that is nonexistent and to encourage creative solutions to add identity to the area and transition zoning from industrial land uses” (pg. 59).

From a Parks and Open Space perspective, the Plan sets goals to create a park system that

will improve the physical form and appearance of the City and provide an adequate distribution of parks and recreation facilities throughout Mansfield (pg. 44).

From a land use perspective, although there is nearby zoned industrial property, the construction of the South 7th Avenue to the east of the subject property acts as a defined physical boundary between industrial and residential/transitional land uses. Utilizing the ROW as a physical boundary is an intentional way to allow land uses to transition, as opposed to utilizing bufferyards and setbacks for land uses that share property lines.

The property is currently zoned PR, Pre-Development District, which allows by right, residential uses that adhere to the SF-12/22, Single-family Residential District standards, which is consistent with the Plan.

Development Projects in Surrounding Areas

The existing industrial developments in this part of the City forms a defined edge with multiple planned residential developments in this area following the alignment of S 7th Avenue up to W Broad Street. The properties to the west of that edge have been, or are seeking, entitlements as residential developments. M3 Ranch on the southern edge of the property creates a south boundary for the existing and under construction industrial properties. This places the planned Southwest Community Park at a central location for the almost 2,354 new/planned lots within the SW Quadrant of the City. This residential development creates a western edge of the City limits that is residential in character, as suggested in the 2012 Land Use Plan.

Recently approved or under construction residential developments in this sector of the City include:

Bird Song (Main) 185.65 acres, 540 total lots

Bird Song (West) 55.899 acres, 197 total lots

M3 Ranch 714.5 acres, 1,571 total lots

Oaks Preserve 158 acres, 171 total lots (1/3 to 1 acre)

Silver Oak 91.7 acres, 200 lots on southern phases with 5.4 acres of commercial

Planned residential developments in this sector of the City include:

Proposed Residential (with frontage on West Broad Street) 121 acres, 412 total units

ETJ Areas Discussions on three adjacent master planned residential communities underway

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