



Legislation Text

File #: 22-4717, **Version:** 2

Ordinance - Public Hearing Continuation and Second and Final Reading on an Ordinance Approving a Zoning Change from PD, Planned Development District to S, South Mansfield Form-Based Development District with T-3, Urban Edge Transect, T-4, Urban Transition Transect and T-5, Urban Center Transect Zones on Approximately 54.393 Acres out of the C Vela Survey, Abstract No. 851, Johnson County, Texas, Generally Located at the Northeast Corner of South U.S. 287 and Lone Star Road; City of Mansfield, Applicant; Chisholm Flats, LLC, Owner (ZC 28-008)

To consider the subject zoning change request.

The Planning and Zoning Commission held a public hearing on June 6, 2022 and voted 5 to 0 to approve (Commissioners Axen and Gilmore absent).

Staff recommends approval.

First Continued Reading

City Council held a public hearing on June 27, 2022 and voted 6-0 to approve the zoning change request.

First Reading

City Council voted to table this case at the June 13, 2022, meeting.

Existing Use: Vacant

Existing Zoning: PD, Planned Development District for Southpointe, Freeway Commercial Sub-District

Land Use Plan: Sub-Area 7

Surrounding Land Use & Zoning:

North - Vacant and industrial, PD, Planned Development District for The Reserve at Mansfield
South - Hospital, PD, Planned Development District for Southpointe
East - Single-family residential, PD, Planned Development District for Southpointe
West - Industrial (Ramtech) and vacant, I-1, Light Industrial District and PD, Planned Development District for mixed uses

Thoroughfare Plan Specification:

Lone Star Road - 6-lane divided principal arterial street

Two future roads - 3-lane undivided collector streets

Synopsis

This is a City-initiated zoning change from PD, Planned Development District for Southpointe, to the new S, South Mansfield Form-based Development District on approximately 54.393 acres to accommodate a mixed-use development. The proposed rezoning is consistent with the Official Land

Use Plan and compatible with surrounding land uses.

Staff Analysis

The subject property consists of two parcels of land totaling 54.393 acres. The City proposes a zoning change from PD, Planned Development District for Southpointe to the new S, South Mansfield Form-based Development District to accommodate a mixed-use development. The development will employ three transect zones described and allowed in the S, South Mansfield Form-based Development District: T-3, Urban Edge Transect, T-4, Urban Transition Transect and T-5, Urban Center Transect zones. Collectively, these zones will establish the character of development throughout the property as described below:

- The T-3 Transect zone is mainly low intensity residential areas with some mixed-use.
- The T-4 Transect zone is mixed-use but has a primarily residential urban fabric and may contain a variety of building types.
- The T-5 Transect zone has higher intensity buildings that can accommodate retail, offices, row houses, and multi-family dwellings.

As proposed, the property will be developed for a mix of residential, retail, office, and other related commercial uses. The property is also subject to the additional provisions of the Regional Center Development Overlay District (RCD), that establishes a minimum height for principal buildings (i.e., four stories) and a minimum area for principal buildings (i.e., 1,500 square feet of net space).

Also, because the property is greater than two acres in area, a special land assemblage plan and a development agreement will be required. The special land assemblage plan will ensure that the property is appropriately master-planned to produce a development that is pedestrian-oriented, mixed-use, and attractive. The special land assemblage plan is subject to administrative approval. The development agreement is subject to approval by the City Council and is intended to reinforce a pattern of development that is mixed-use and will achieve the community's vision for sustainable growth.

The location of these transect zones on the property will be established on a required special land assemblage plan. The special land assemblage plan --- and its transect zones --- will inform the building and site plans submitted for administrative approval. A site plan is required prior to plat approval or the issuance of a building permit, as provided in the City's land development regulations. The code provides methods of ensuring a proper mix of uses within each project site by requiring developers to enter into a Developer's Agreement with the City. This agreement sets out a mix of uses and intensity delivery standards to provide the City with predictable development patterns with the S, South Mansfield Form-based Development District.

New development on the property must comply with the urban design, parking, and landscaping standards of the S, South Mansfield Form-based Development District. The design elements include architectural standards, building materials, building layout and massing, landscaping standards and signage regulations.

Summary

The property is currently zoned PD, Planned Development District for Southpointe and it is within the

Freeway Commercial Subdistrict. Under Southpointe's regulations, this subdistrict allows C-2, Community Business District uses, and promotes the development of a typical retail center with outparcel sites. The subdistrict does not permit any residential uses at all.

Further, as the property fronts U.S. Highway 287, the development of the property is also subject to the additional provisions of the Regional Center Development Overlay District (RCD):

1. Principal buildings shall be no less than 1,500 net square feet.
2. Principal buildings shall be no less than four stories.
3. Principal buildings less than four stories dedicated exclusively to retail establishments or food service establishments may be approved by warrant.

It should be noted that the RCD only applies to land located within 660 feet of a limited-access highway.

The S, South Mansfield Form-based Development District enables and encourages a creative development that is mixed-use, connected, walkable and visually harmonious. In keeping with the City's vision, this style of development is appropriate along U.S. Highway 287, as intentional efforts are underway to transform the highway into an energetic mixed-use corridor and as a gateway into the Southpointe neighborhood.

Art Wright, Planner II
817-276-4226