



Legislation Text

File #: 22-4757, **Version:** 1

Ordinance - Public Hearing and First and Final Reading of an Ordinance Amending Chapter 155, "Zoning" of the Code of Ordinances of the City of Mansfield, Texas, to Revise the Landscaping and Screening Standards in Section 155.092 (OA#22-006)

To consider the proposed ordinance amendment

The Planning and Zoning Commission held a public hearing on July 5, 2022, and voted 6 to 0 to recommend approval. (Commissioner Goodwin absent)

Staff recommends approval.

Section 155.092, "Landscaping and Screening Standards," of the Code of Ordinances contains the regulations for landscaping for residential and commercial development, including type of plant materials, buffer yard and screening requirements, parking lot landscaping, and maintenance of landscaping. The regulations were last amended in May 2005 to improve standards for commercial and residential developments.

Development patterns in Mansfield have changed since 2005. The current landscaping regulations are inadequate to the type of developments that are being proposed and approved. The proposed amendments to Section 155.092 will encourage more open and passive space, increase beautification and create aesthetically pleasing corridors throughout the city.

Some of the major changes to Section 155.092 include:

- Clarifying the enforcement of Section 155.092 after a certificate of occupancy is issued.
- Improving planting standards.
- Emphasizing aesthetics and passive space.
- Revising residential subdivision screening and buffering standards.
- Increasing the number of trees per parking spaces.
- Improving landscape standards for residential developments.
- Changing to the Recommended Tree List that meets the demands of our urban infrastructure.

Due to the number of changes in Section 155.092, the proposed amendment will replace the existing section in its entirety with the draft attached in the Commission's meeting packet.

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