



## Legislation Text

---

**File #:** 22-4841, **Version:** 1

---

ZC#22-011: Public hearing for a zoning change from C-2, Community Business District to S, South Mansfield Form-Based Development District for senior housing and ground-floor commercial uses on approximately 7.31 acres out of the T. O. Harris Survey, Abstract No. 645, Tarrant Co, TX, generally located south of Turner Warnell Road and approximately 500 feet east of FM 157 on property addressed at 1420 Turner Warnell Rd.; Legacy Multifamily Development, LLC, developer, Mansfield Commercial Partners LP, owner, and First Momentum Enterprises LLC, owner

*Existing Use:* Vacant

*Existing Zoning:* C-2, Community Business District

*Land Use Plan:* Sub-Area 5

*Surrounding Land Use & Zoning:*

- North - Vacant, residential and industrial in the City of Arlington
- South - Single-family residential, SF-7.5/16, Single Family Residential District
- East - Single-family residential, SF-7.5/16, Single Family Residential District
- West - Retail commercial/restaurant, C-2, Community Business District

*Thoroughfare Plan Specification:*

Turner Warnell Road - 4-lane undivided major arterial street

### **Synopsis**

The applicant is requesting a zoning change from C-2, Community Business District to the new S, South Mansfield Form-based Development District (S District) on approximately 7.31 acres to accommodate a vertical mixed-use development that will provide for senior housing with ground-floor commercial uses serving the general public.

### **Staff Analysis**

The subject property consists of two parcels of land totaling 7.731 acres. The proposed development will use the T-4 Transect zone to establish the character of project, including land uses (i.e., building functions). The T-4 Transect zone is “mixed-use but has a primarily residential urban fabric and may contain a variety of building types”.

The applicant proposes a three-story building with senior housing with ground-floor retail and office space. The development intends to provide a transition from the established commercial uses to the west to the single-family neighborhood to the south and east while offering a new housing option for seniors, a growing segment of Mansfield’s population. The proposed development will incorporate the design and architectural requirements of the S District.

The City of Arlington is acquiring the northern portion of the subject property for the future expansion of Turner Warnell Road. The main entrance to the proposed development will be from Turner Warnell Road. A second point of access will be provided from through the shopping center to the west.

Due to the requested zoning designation --- the S District --- the applicant is required to enter into a development agreement and provide a special land assemblage plan. The development agreement must include a concept plan and a phasing plan. Pursuant to the provisions of the S District, the development agreement must include a concept plan and a phasing plan. The development agreement is subject to City Council approval; and it is intended to reinforce a pattern of development that will achieve the intent of the S District. The development agreement must be provided to the City Council within 90 days and it is binding on all future purchasers of the property. If the development agreement is not provided to the City Council within 90 days, the City Council is authorized to rezone to its previous zoning designation. A special land assemblage plan is required as the property consists of two (2) or more acres in area. The special land assemblage plan is subject to administrative approval.

After approval of a development agreement and special land assemblage plan, a site plan is required to be reviewed and approved prior to plat approval or the issuance of a building permit, as provided in the City's land development regulations.

New development on the property must comply with the design (including provisions for building frontages and parking) and landscaping standards of the S District.

### **Summary**

The property is currently zoned C-2, Community Business District, which promotes the development of a typical retail center with outparcel sites. The proposed development will provide a transition from the existing commercial uses on the west to the neighborhood to the south and east. Additionally, the proposed project offers a new housing option for seniors and expands housing options within Mansfield, while introducing neighborhood oriented commercial on the ground floor of the building.

The S District is intended to enable and to encourage a creative and innovative development that is mixed-use, connected, walkable and visually harmonious.

Staff recommends approval.

### **Attachments**

Maps and Supporting Information  
Applicant's Letters of Support  
Exhibit A