



## Legislation Text

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**File #:** 22-4944, **Version:** 1

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Ordinance - An Ordinance Approving a Development Agreement with Chisholm Flats, LLC regarding property being described as approximately 54.391 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; approving a concept plan and phasing plan; providing that this ordinance shall be cumulative of all ordinances; providing a savings clause; providing for a penalty clause; providing a severability clause; and Providing an Effective Date

Approve and execute the development agreement in accordance with the provisions of the S, South Mansfield Form-based Development District.

That the City Council approve the agreement as presented.

On July 11, 2022, the City Council approved a change of zoning to the S, South Mansfield Form-Based Development District for the Villages of Southpointe on approximately 54.393 acres generally located at the northeast corner of South U.S. 287 and Lone Star Road. The zoning request included the use of the T-3, Urban Edge Transect, T-4, Urban Transition Transect and T-5, Urban Center Transect Zones to guide the sustainable development of a walkable, compact, mixed-use community.

Section 155.073(D) of the S, South Mansfield Form-based Development District requires that a developer or a property owner enter into a development agreement and that the provisions of such agreement be approved by the City Council. The required development agreement must include a concept plan depicting proposed layout, proposed transect zone boundaries, proposed civic space types, proposed development intensity, and proposed building types; a phasing plan for the development; and other relevant information.

The development agreement, as presented, for the Villages of Southpointe is consistent with the provisions set forth in Section 155.73(D) of the S, South Mansfield Form-based Development District and it specifically includes: (i) limitations on the transect zones (e.g., T-3, Urban Edge Transect, T-4, Urban Transition Transect and T-5, Urban Center Transect zones); (ii) height restrictions limiting principal buildings to a maximum height of two (2) stories when abutting certain zoning districts, like the South Pointe Planned Development District; and (iii) the phasing plan includes three (3) phases for construction. The development agreement does constitute a “permit” and the development a “project” as such terms are defined in Chapter 245 of the Texas Local Government Code.

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