



Legislation Text

File #: 22-5031, **Version:** 1

Ordinance - Public Hearing Continuation and Second and Final Reading on an Ordinance Approving a Zoning Change from I-1, Light Industrial District to S, South Mansfield Form-based Development District on Approximately 27.091 Acres in the William C. Price Survey, Abstract No. 1240, Tarrant County, TX, Being Lot 2R2 and Lot 3, Block 47, Hillcrest Addition, Located at 203 S. Wisteria St. and 1304 E. Broad St.; Foedus Triad LLC, Owner and BV LANDCO LLC, Developer (ZC#22-016)

To consider the subject zoning change request

The Planning and Zoning Commission held a public hearing on November 7, 2022 and voted by 6-0 to recommend approval.

Staff recommends approval.

Existing Use: Vacant

Existing Zoning: I-1, Light Industrial District

Land Use Plan: Sub-Area 3

Surrounding Land Use & Zoning:

- North - Packaging plant and City Park, I-1, Light Industrial and SF-7.5/12, Single-Family Residential Districts
- South - Vacant and manufacturing, I-1, Light Industrial District
- East - Commercial/Retail, C-2, Community Business District and I-1, Light Industrial District
- West - Mansfield Library and Mansfield Activity Center, C-2, Community Business District and I-1, Light Industrial District

Thoroughfare Plan Specification:

E. Broad Street - 4-lane divided principal arterial street

S. Wisteria Street - 3-lane undivided collector street

Synopsis

The applicant is requesting to rezone the property from I-1, Light Industrial District, to the S, South Mansfield Form-based Development District, on approximately 27.091 acres to accommodate mixed-use development.

Staff Analysis

The primary intent of the recently adopted S, South Mansfield Form-based Development District, is to enable and to encourage a development pattern that is compact, mixed-use, walkable, and sustainable. To that end, the S, South Mansfield Form-based Development District is structured using the principles and practices of the rural-to-urban transect that, as used in this zoning district, create predictable urbanism by regulating building form and design.

The subject property consists of two lots totaling 27.091 acres. As proposed, the property will be developed for multi-family residential, office, retail, and civic uses. It is expected that the design of the site and the arrangement of buildings will create a mixed-use destination that is focused on art, culture, and distinct architecture. Collectively, this vision will transform and reinvigorate a more focused vision for the continued and sustained cultural and economic ascendance of the Broad Street Corridor.

Because the property is greater than two (2) acres in area, a special land assemblage plan and a development agreement will be required. The special land assemblage plan ensures that the property is appropriately master-planned to produce a development that is pedestrian-oriented, mixed-use, and attractive. The development agreement must be approved by the City Council, and it will reinforce a pattern of development that is mixed-use and will achieve the community's vision for sustainable growth.

The S, South Mansfield Form-based Development District relies exclusively on transect zones and special districts to establish the allowable uses and building design standards. The transect zones that will direct this proposed development must be shown on the required special land assemblage plan.

New development on the property (and any future renovations or redevelopment) must comply with the urban design and landscaping standards of the S, South Mansfield Form-based Development District. These urban design and landscaping standards will inform the required submittal of a special land assemblage plan as well as site plans and building plans.

A site plan and building plan is required prior to plat approval or the issuance of a building permit, as provided for in Section 155.111 of the Mansfield Zoning Ordinance.

Summary

Although the recommendations provided for in the Official Land Use Plan for Sub-Area 3 generally support clean industrial uses along the railroad, it is important to note that the Official Land Use Plan contemplates the presence of medium and higher density housing projects. The Official Land Use Plan also recommends that heavily wooded areas, such as those present on Lot 3, be saved for parks and as natural buffers.

The S, South Mansfield Form-based Development District provides a specific set of form-based development standards that enables and encourages a creative development that is mixed-use, connected, walkable and visually harmonious. The possible introduction of art, culture, and other related civic activities has the potential to create a dynamic locus of activity that can provide an energetic mixed-use corridor along Broad Street. As such, the presence of civic and passive spaces with public art and other amenities are highly encouraged.

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