



Legislation Text

File #: 22-5043, **Version:** 1

Ordinance - Public Hearing Continuation and Second and Final Reading on an Ordinance Approving a Zoning Change from C-2, Community Business District to PD, Planned Development District with Limited I-1, Light Industrial Uses on Approximately 9.94 Acres out of the William Lynn Survey, Abstract Number 984, Tarrant County, Texas, located at 2351, 2361, 2371, 2381 and 2391 N. US 287; City of Mansfield, Applicant

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.

Ayes: 6 - Axen, Mainer, Goodwin, Gilmore, Shaw, and Thompson

Nays: 0

Absent: 1 - Groll

Staff recommends approval.

First Reading

City Council held a public hearing on November 14, 2022, and voted 6-0 to table the case until the December 12, 2022, City Council meeting.

Existing Use: Vacant

Existing Zoning: C-2, Community Business District

Land Use Plan: Sub-Area 1

Surrounding Land Use & Zoning:

- North - Mansfield Soccer Association, C-2 Community Business District, within the FR, Freeway Overlay District
- South - Vacant, PR, Pre-Development District
- East - Public Right-of-way for U.S. Highway 287
- West - Single-family Residential, SF-5AC/24 Single-family Residential District

Thoroughfare Plan Specification:

U.S. Highway 287 - Freeway

Synopsis

This is a City-initiated rezoning. The rezoning is intended to accommodate office and light industrial uses that are designed in an elevated manner consistent with the provisions of the FR, Freeway Overlay District, and that will make Mansfield more attractive to private investment.

Staff Analysis

The subject property consists of approximately 9.94 acres of vacant land that is generally located near the northern municipal limits of Mansfield. The site's location may generally be considered as a gateway into the community, and its future development must respect and leverage this to achieve the community's vision for sustainable growth and prosperity.

Severely hindering the development of the property for the conventional retail uses --- as permitted under the C-2, Community Business District --- is the unusually limited vehicular access onto and off of U.S. Highway 287. Further, as the site is not located at the corner of two thoroughfares (i.e., U.S. Highway 287 and Calendar Road), the ability for vehicles to easily enter and exit the site is hampered as well.

Limited access paired with unique site geometry, makes it extremely challenging to attract and to retain users, which may discourage most commercial businesses permitted under the C-2, Community Business from locating to the site.

However, the limited opportunities to access U.S. Highway 287 does not necessarily limit development opportunities for businesses that do not require that type of access and can operate from a facility that is designed and constructed to meet an elevated standard for urban design.

As such, rezoning the property from the C-2, Community Business District to PD, Planned Development District, with limited I-1, Light Industrial District uses, will allow the property to develop for higher intensity commercial and low intensity industrial uses without being disruptive to surrounding properties and securing elevated urban design considerations for development.

Furthermore, the regulations for this PD, Planned Development District, are intentionally based on the regulations for the FR, Freeway Overlay District.

This will result in elevated standards for construction while promoting greater compatibility with existing and future development patterns.

Summary

Although the recommendations provided for in the Official Land Use Plan for Sub-Area 1 generally support development patterns of low intensities, there is a noticeable presence of medium intensity (i.e., commercial) development in proximity to this property.

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