



Legislation Text

File #: 23-5142, **Version:** 1

Ordinance - Public Hearing and First and Final Reading on an Ordinance Amending Section 155.069 (K)(1)(b) of the Mansfield Code of Ordinances to Adopt Design Guidelines for Commercial and Non-Residential Historic Landmarks and to Make the Guidelines Applicable to All Areas of the City of Mansfield (HLC#21-013)

To consider the subject ordinance

The Planning and Zoning Commission held a public hearing on January 3, 2023, and voted 4 to 0 to recommend approval.

Ayes: 4 - Axen, Mainer, Shaw and Thompson
Nays: 0
Absent: 3 - Groll, Goodwin and Gilmore

The Historic Landmark Commission held a public hearing on December 8, 2022, and voted 7 to 0 to recommend approval.

Ayes: 7 - Smith, Littlefield, Hudson, Klenzendorf, Kowalski, Leach and Walker
Nays: 0
Absent: 0

Staff recommends approval.

The current Design Guidelines for Downtown Mansfield were written in 1991 and are restricted to the historic commercial buildings on Blocks 1 and 2 of the Original Town on N. Main Street. There have been many changes over the last 32 years and the historic significance of the downtown area has expanded beyond the original two blocks on Main Street. In addition, there are discrepancies between the guidelines and the desired outcomes for preservation projects

The Historic Landmark Commission has worked over the last year to update the guidelines to meet the needs of today's historic property owners. As part of the update, the Commission reviewed other cities' guidelines to consider which elements of the present guidelines should be updated. The result is the Design Guidelines for Historic Mansfield.

These guidelines apply only to commercial or non-residential properties that have been designated as Mansfield Historic Landmarks. They provide recommendations and best practices for altering or modifying the exterior of a historic landmark building.

While many of the current principles of the old Design Guidelines have been retained, they have been emphasized in the update using new graphics and photographs to show appropriate and inappropriate treatments. Another change is the inclusion of the Mid-Century buildings in the

guidelines. These buildings have become historic in their own right due to their architectural design and association with prominent citizens. The owners of Mid-Century buildings may seek a landmark designation in the future.

The current Design Guidelines were adopted in Section 155.069(K)(1)(b) of the Mansfield Code of Ordinances. The proposed amendment will update the old Design Guidelines with the Design Guidelines for Historic Mansfield and will remove the restriction of the guidelines only to Blocks 1 and 2 of the Original Town. This reflects that commercial or non-residential landmarks are no longer confined to just those blocks (for example, the 1924 High School and 1940 Old Rock Gym).

The current provision of Section 155.069(K)(1)(b) reads as follows:

(b) Design Guidelines for Downtown Mansfield as adopted by Ordinance No. 919; said Design Guidelines are applicable only to historic landmarks within Blocks 1 and 2 of the Original Town of Mansfield as shown in plat recorded in Volume 63, Page 53-54 of the Plat Records, Tarrant County, Texas.

The proposed amendment will read as follows:

(b) Design Guidelines for Historic Mansfield; said Design Guidelines are applicable to commercial and non-residential historic landmarks within the City of Mansfield.

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Attachment

Ordinance

Draft Design Guidelines for Historic Mansfield