



Legislation Text

File #: 23-5351, **Version:** 1

Public Hearing on a Change of Zoning from A, Agricultural District to PD, Planned Development District for Single-Family Residential Uses on Approximately 3.13 acres out of the William Warnell Survey, Abstract Number 1612, City of Mansfield, Tarrant County, Texas, located at 880 Turner Way; SPAPS, LLC, Owner, and HCE, Inc., Engineer (ZC#23-007)

To consider and indefinitely table the proposed zoning change.

While detached single-family residences are compatible with the surrounding properties and consistent with development patterns in the area, there are opportunities to continue the same in a manner that achieves the community's vision for sustainable growth and prosperity.

The applicant wishes to table their request for a change in zoning indefinitely in order to address connectivity and to elevate other urban design considerations that are consistent with the vision for the future. The Department of Planning and Development Services recommends that the change in zoning request be tabled indefinitely as requested by the applicant.

Existing Use: Single-family residence

Existing Zoning: A, Agricultural District

Land Use Plan: Sub-Area 5

Surrounding Land Use & Zoning:

- North - City of Arlington, church and single-family residential
- South - Vacant, PR, Pre-Development District
- East - Single-family residential, SF-12/22, Single-family Residential District
- West - Agricultural, A, Agricultural District

Thoroughfare Plan Specification:

Turner Way - Two-lane local street

Turner Warnell Road - Six-lane divided arterial street

Synopsis

The applicant is requesting a zoning change from the A, Agricultural District to PD, Planned Development District for single-family residential uses, with a base zoning of SF-8.4/16, Single-Family Residential District. The development is a single-loaded cul-de-sac with seven (7) residential lots and one (1) open space lot.

Staff Analysis

The subject property consists of approximately 3.13 acres of land located on the northern municipal limits of Mansfield. The site is surrounded by lots or tracts with an area of 12,000 square feet or larger to the east, west and south. Across Turner Way is a church in Arlington.

Development Standards

The development standards propose lots with a minimum area of 9,100 square feet and houses with a minimum of 2,000 square feet of living area. The minimum lot width is 70 feet, and minimum lot depth is 110 feet.

With respect to garage orientation, the development standards propose required side or rear entry garages, although the total percentage of garage doors facing the front yard cannot exceed 20 percent of the total number of lots developed on the property, which is one lot. Garage doors must be metal, wood, or composite wood.

The development standards also contain some architectural standards taken from Section 155.056, Community Design Standards, of the Mansfield Code of Ordinances, with an additional provision that the house have significant variations in principal building façade designs, including rooflines with apparent design variations. The standards do not address building materials.

The development standards provide landscaping requirements for the residential lots. These are similar to the standards in Section 155.092 of the Code of Ordinances.

The development standards are shown in Exhibit B.

Site Plan

The development is oriented north-south with the entrance on Turner Way. The cul-de-sac is along the west side of the property with seven residential lots running perpendicular to the road. As depicted, the street terminates at Lot 8X, an open space lot that generally runs along the south side of the development and up the west side of the cul-de-sac.

All the lots are encumbered by a 30-foot width gas easement at the rear of the lots. There are also utility and drainage easements on Lots 6 and 7. These easements reduce the usable area of the lots for accessory structures, swimming pools and similar amenities.

The site plan is shown in Exhibit C.

Elevations

Elevations have been provided for three (3) house models as examples. The models are predominantly clad in stucco or siding. It should be noted that the development standards in Exhibit B require an 8:12 roof pitch for the predominant roof. The three models have a roof pitch of 4:12 or less.

The elevations are shown in Exhibit D.

Landscape Plan

The landscape plan shows the proposed landscaping for the subdivision. The applicant is proposing a divided median with landscaping and pavers for the enhanced entryway at Turner Way. Additional tree plantings are shown on Lot 8X at the south end of the subdivision. A 6-foot masonry screening wall is proposed along Turner Way and Turner Warnell Road to buffer the residential lots from the streets.

The landscape plan is shown in Exhibit E.

Summary

There are a number of opportunities to elevate the proposed development pursuant to PD, Planned Development District standards and to ensure development patterns that are well-integrated into the urban fabric while advancing the City's goals for quality housing and connectivity.

Attachment

Maps and Supporting Information

Exhibit A - Legal Description

Exhibit B - PD, Planned Development District Standards

Exhibit C - Site Plan

Exhibit D - Elevations

Exhibit E - Landscape Plan