



Legislation Text

File #: 23-5380, **Version:** 2

Ordinance - Public Hearing Continuation and Second and Final Reading on an Ordinance Approving a Change of Zoning from PD, Planned Development District to S, South Mansfield Form-Based Development District on Approximately 18.59 Acres in the Milton Gregg Survey, Abstract No. 555, City of Mansfield, Tarrant County, Texas Located at 2441 Heritage Parkway; City of Mansfield, Applicant (ZC#23-011)

To consider the subject zoning change request.

The Planning and Zoning Commission met on May 1, 2023, and voted 7 to 0 to recommend approval.

Aye: 7 - Blake Axen, Jennifer Thompson, Brandon Shaw, David Goodwin, Michael Mainer, Michael Bennett, and Patrick Moses

Nay: 0

Abstain: 0

The Department of Planning and Development Services recommends approval.

First Reading

City Council voted 7 to 0 to approve the zoning change at First Reading.

Existing Use: Vacant

Existing Zoning: PD, Planned Development District

Land Use Plan: Sub-Area 7

Surrounding Land Use & Zoning:

North - Warehouse, PD, Planned Development District
South - Vacant, PD, Planned Development District
East - Vacant, PD, Planned Development District
West - Warehouse, PD, Planned Development District

Thoroughfare Plan Specification:

Regency Parkway - 4-lane undivided major collector

Heritage Parkway - 6-lane divided principal arterial

Synopsis

The City of Mansfield is initiating a zoning change on an 18.59-acre property owned by the Mansfield Economic Development Corporation (MEDC) and the City of Mansfield from the PD, Planned Development District to the S, South Mansfield Form-based Development District 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 approximately 18.59 acres. As proposed, the property will be developed for multi-family residential and office, retail, and other related commercial 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 distinct architecture and complementary amenities.

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 and is approved administratively by the Department of Planning and Development Services. 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 extensively on transect zones and special districts to establish the allowable uses and building design standards. The transect zone that directs this proposed development must be shown on the required special land assemblage plan.

New development on the property (and any future renovation 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 Code of Ordinances.

Summary

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 residential options and employment opportunities has the potential to create a dynamic locus of activity in the Innovation District along Heritage Parkway. As such, the presence of civic and passive spaces with public art and other amenities are highly encouraged.

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