



## Legislation Text

---

**File #:** 23-5404, **Version:** 1

---

Public hearing on a Change of Zoning from PD, Planned Development District to S, South Mansfield Form-Based Development District on Approximately 79.41 acres out of the S. M. Blair Survey, Abstract Number 72, Johnson County, TX, and the C. Vela Survey, Abstract Number 1102, S. M. Blair Survey, Abstract Number 135, Ellis County, TX, City of Mansfield, Johnson and Ellis Counties, Texas on property generally located north of the intersection of S US 287 and S SH 360 (see location map); IPRR South Pointe-9, LLC and Ruby 07 SPMTGE LLC, Owners; TBG Partners, Applicant (ZC#23-010)

The Department of Planning and Development Services recommends approval.

*Existing Use:* Vacant

*Existing Zoning:* PD, Planned Development District for Southpointe MU, Mixed Use Sub-district

*Land Use Plan:* Sub-Area 7

*Surrounding Land Use & Zoning:*

North - Single-family residential, PD, Planned Development District

South - PD, Planned Development District for Somerset and U.S. Highway 287

East - Vacant, C-2, Community Business District and State Highway 360

West - Vacant Single-family residential, PD, Planned Development District for Southpointe

*Thoroughfare Plan Specification:*

State Highway 360 - Frontage Road and Freeway

US Highway 287 - Frontage Road and Freeway

### **Synopsis**

The applicant is requesting to rezone the property from the PD, Planned Development District (MU, Mixed Use Sub-district), to the S, South Mansfield Form-based Development District, on approximately 79.41 acres to accommodate a mixed-use development.

### **Staff Analysis**

The primary intent of the 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 79.41 acres. As proposed, the property will be developed for a wide variety of multi-family residential with ground floor retail / flex space, row houses, and civic space. It is expected that the design of the site and the arrangement of buildings will create a vibrant mixed-use destination that is focused on distinct architecture and complementary amenities. The property is also within a Regional Center Development District, requiring principal buildings to be a minimum of 4

stories.

If the applicant's request to rezone the property is approved, a development agreement will be required; and, because the property is greater than two (2) acres in area, a special land assemblage plan will also be required. 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 special land assemblage plan informed by the development agreement --- ensures that the property is consistent with the development agreement and provides additional standards related to thoroughfares, block sizes, and civic spaces. The special land assemblage plan is approved administratively by the Department of Planning and Development Services.

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(s) that will direct 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 for review and approval.

### **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 a range of residential options, neighborhood-oriented commercial and other related civic activities have the potential to create a dynamic locus of activity along State Highway 360. As such, the presence of civic and passive spaces with public art and other amenities are highly encouraged.

### **Attachment**

Maps and Supporting Information  
Exhibit A