



# CITY OF MANSFIELD

1200 E. Broad St.  
Mansfield, TX 76063  
mansfieldtexas.gov

## Meeting Agenda - Final

### Planning and Zoning Commission

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Tuesday, February 16, 2021

6:00 PM

City Hall Council Chambers

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#### IMMEDIATELY FOLLOWING THE CAPITAL IMPROVEMENT ADVISORY COMMETTIE MEETING

Participation in the February 16, 2021 Planning and Zoning Commission meeting will be available by video conferencing. To participate by video in this meeting, please register at

[https://mansfieldtexas.zoom.us/webinar/register/WN\\_PiSsLWI7SgiGHeMDWTDvJQ](https://mansfieldtexas.zoom.us/webinar/register/WN_PiSsLWI7SgiGHeMDWTDvJQ)

by 6:00 pm on Tuesday, February 16, 2021 or join by telephone at 1-888-788-0099 (Toll Free). When you call into the meeting, provide the Webinar ID number and password below:

**Webinar ID: 910 4492 1768**

**Passcode: 319139**

Citizen comments on any items on the agenda for the February 16, 2021 Planning and Zoning Commission meeting may be submitted by email. All comments must be received by 12:00 noon, Tuesday, February 16, 2021, for presentation to the Commissioners prior to the meeting.

**1. CALL TO ORDER**

**2. APPROVAL OF MINUTES**

[21-3937](#) Minutes - Approval of the January 19, 2021 Planning and Zoning Commission Meeting Minutes

**Attachments:** [Meeting Minutes for 01-19-21.pdf](#)

**3. CITIZENS COMMENTS**

*Citizens wishing to address the Commission on non-public hearing agenda items and items not on the agenda may do so at this time. Once the business portion of the meeting begins, only comments related to public hearings will be heard. All comments are limited to 5 minutes. Please refrain from "personal criticisms".*

*In order to be recognized during the "Citizens Comments" or during a public hearing (applicants included), please complete a blue "Appearance Card" located at the entry to*

*the Chambers and present it to the Planning Secretary.*

**4. PUBLIC HEARINGS**

[21-3953](#) SD#20-021: Public hearing on a replat to create Lots 2-R-1 and 2-R-2, Block 1, First Baptist Church Addition, being 1.497 acres located at 1830 E. Broad Street; Coombs Land Surveying, surveyor; DCS&FK, L.P., owner; and First Baptist Church of Mansfield, owner

**Attachments:** [Previously Approved Plat.pdf](#)

[Replat.pdf](#)

[21-3956](#) SD#21-005: Public hearing on a replat to create Lots 2R and 3, Block 1, The Reserve at Mansfield being 2.507 acres located at 2200 E. Broad Street; BGE, Inc. engineer and SW Mansfield Retail I, LLC, owner

**Attachments:** [Previously Approved Plat.pdf](#)

[Replat.pdf](#)

[21-3954](#) ZC#20-021: Public hearing for a change of zoning from SF-7.5/12 Single-Family Residential District to PD Planned Development District for single-family residential attached townhome uses on approximately 2.997 acres known as Lot 15, Mount Zion Estates, located at 301 Sayers St.; Michael Thomas of MJ Thomas Engineering, LLC (engineer) on behalf of Christine Panagopoulos of Trinity Habitat for Humanity (owner/developer)

**Attachments:** [Maps and Supporting Information.pdf](#)

[Exhibit A - Property Description.pdf](#)

[Exhibit B - Development Plan.pdf](#)

[Exhibit C - Elevations & Floor Plans.pdf](#)

[Exhibit D - Landscape Plan.pdf](#)

**5. COMMISSION ANNOUNCEMENTS**

**6. STAFF ANNOUNCEMENTS**

**7. ADJOURNMENT OF MEETING**

**8. NEXT MEETING DATE: Monday, March 1st, 2021**

I certify that the above agenda was posted on the bulletin board next to the main entrance of City Hall on February 11, 2021, in accordance with Chapter 551 of the Texas Government Code.

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Jennifer Johnston, Development Coordinator

\* This building is wheelchair accessible. Disabled parking spaces are available. Request for sign interpreter services must be made 48 hours ahead of meeting to make arrangements. Call 817 473-0211 or TDD 1-800-RELAY TX,

\* In deciding a zoning change application, the Planning & Zoning Commission and City Council are required to determine the highest and best use of the property in question. The Commission may recommend and the Council may approve a change in zoning to the category or district requested by the applicant or to any zoning category or district of lesser intensity. Notice is presumed sufficient for every District up to the intensity set forth in the zoning change application.