



CITY OF MANSFIELD

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

Meeting Agenda - Final

Planning and Zoning Commission

Monday, September 20, 2021

6:00 PM

City Hall Council Chambers

1. **CALL TO ORDER**

3. **APPROVAL OF MINUTES**

[21-4304](#) Minutes - Approval of the September 7, 2021 Planning and Zoning Commission Meeting Minutes

Attachments: [Meeting Minutes for 09-07-2021.pdf](#)

[21-4305](#) Minutes - Approval of the September 13, 2021 Planning and Zoning Commission Meeting Minutes

Attachments: [Meeting Minutes for 09-13-2021.pdf](#)

4. **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.

6. **PUBLIC HEARINGS**

[21-4274](#) SUP#21-006: Continuation of public hearing and consideration of a request for a Specific Use Permit for an Auto Rental on approximately 2.754 acres being Lot 5, Block 1, Mansfield Commons located at 990 N US 287; The Commons at Walnut Creek 18, Owner; Avis Budget, proposed tenant/applicant

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

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

[Exhibit B - Site Plan and Narrative.pdf](#)

[Exhibit C - Elevations .pdf](#)

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

[Applicant's Request to Table.pdf](#)

[21-4299](#) ZC#21-013: Public hearing for a change of zoning from SF-7.5/12, Single-Family Residential and C-1, Neighborhood Business Districts to PD, Planned Development District for a church and other church related facilities, a pre-school, day care, education, coffee shop, eating place without drive-through service and other OP uses as allowed on approximately 10.97 acres, being Lot 1R1, Block 1, Bethlehem Baptist Church Addition and a 0.1 acre tract situated in the T.J. Hanks Survey, Abstract No. 644, City of Mansfield, Tarrant Co. TX, addressed at 1188 W Broad Street; Shank Architects, architect and Bethlehem Baptist Church, owner

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

[Exhibit A.pdf](#)

[Exhibits B through E.pdf](#)

[21-4301](#) ZC#21-008: Public hearing on a change of zoning from PR, Pre-Development District to PD, Planned Development District for Single-Family Residential Uses on approximately 11.76 acres out of the J. McDonald Survey, Abstract No. 997, generally located west of the Union Pacific railroad track, east of St Giles Drive and Cancun Drive, and approximately 120 feet north of Alpine Industrial Rd on property addressed at 6239 Newt Patterson Road; Testudo Land LLC, owner, Bayley Yandell Development LTD, developer and MMA, engineer

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

[EXHIBIT A.pdf](#)

[EXHIBIT B.pdf](#)

[EXHIBIT C.pdf](#)

[21-4293](#)

OA#21-0021: Public hearing to consider a zoning change from various districts to D, Downtown District and Amending the Mansfield Code of Ordinances by Amending Special Purpose District Regulations and Creating a New Section 155.071 "Form-Based Code Districts" and Section 155.072 "D, Downtown District". The amendments necessary also including Amending Certain Sections Necessary to Enable the D, Downtown District and Repealing C-4 Downtown District and All References Related Thereto.

Attachments: [OA#21-001 DRAFT Ordinance D, Downtown District.pdf](#)

[Exhibit A.pdf](#)

[Exhibit B.pdf](#)

[Exhibit C.pdf](#)

[Exhibit D.pdf](#)

[Exhibit E.pdf](#)

[Map, Existing Zoning.pdf](#)

9. **SUMMARY OF CITY COUNCIL ACTIONS**
10. **COMMISSION ANNOUNCEMENTS**
11. **STAFF ANNOUNCEMENTS**
12. **ADJOURNMENT OF MEETING**
13. **NEXT MEETING DATE: Monday, October 4, 2021**

I certify that the above agenda was posted on the bulletin board next to the main entrance of City Hall on September 16, 2021 in accordance with Chapter 551 of the Texas Government Code.

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.

