



CITY OF MANSFIELD

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

Meeting Agenda

Planning and Zoning Commission

Monday, June 17, 2024

6:00 PM

City Hall Council Chambers

IMMEDIATELY FOLLOWING THE CAPITAL IMPROVEMENTS ADVISORY COMMITTEE MEETING

1. **CALL TO ORDER**

2. **INVOCATION**

3. **PLEDGE OF ALLEGIANCE**

4. **TEXAS PLEDGE**

5. **APPROVAL OF MINUTES**

[24-6066](#)

Minutes - Approval of the June 3, 2024, Planning and Zoning Commission Meeting Minutes

Attachments: [6-17-24 DRAFT Minutes](#)

6. **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.

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.

7. **PUBLIC HEARINGS**

[24-5847](#)

Public Hearing on a Change of Zoning from PD, Planned Development District for Single-Family to PD, Planned Development District, for detached and attached single-family residential (row house) uses on approximately 11.621 acres out of the T. Hanks Survey, Abstract No. 644 and the M. Dickey Survey Abstract No. 1986 Tarrant County, TX, located at 801 Lillian Rd. and 1340 W. Broad St. Josephdam Real Estate, Developer (ZC#23-016)

Attachments: [Maps and Supporting Information](#)

[Exhibits A, B & D](#)

[Exhibit C](#)

[24-6053](#) Public Hearing on a Change of Zoning from C2, Community Business District to PD, Planned Development District for C-2, Community Business District uses including Flex-Office Warehouse on approx. 1.998 acres out of the William Lynn Survey, Abstract No. 984, Tarrant Co., TX, located on property addressed at 2480 North U.S. Highway 287. (ZC#23-008)

Attachments: [Maps and Supporting Information](#)

[Exhibit A - F](#)

[24-6055](#) Public Hearing on a Change of Zoning from PD, Planned Development District to S, South Mansfield Form Based Development District on Approximately 57.95 Acres of land in the John Robertson Survey, Abstract No. 1317, City of Mansfield, Tarrant County, Texas, Generally Located east of U.S. Highway 287, east and west of N. Mitchell Road, and north of the Union Pacific railroad right-of-way on property addressed at 101 S. U.S. Highway 287 and at 20 and 24 North Mitchell Road; BV Mitchell LLC and the City of Mansfield, applicants (ZC#24-008)

Attachments: [Maps and Supporting Information](#)

[24-6056](#) Public Hearing on a Change of Zoning from PR, Pre-Development District to S, South Mansfield Form-Based Development District on Approximately 19.974 Acres, Generally Located East of State Highway 360, West of the Tarrant Regional Water District Pipeline Tract, and Approximately 800 feet South of Lone Star Road; City of Mansfield, Applicant (ZC#24-010)

Attachments: [Maps and Supporting Information](#)

8. **SUMMARY OF CITY COUNCIL ACTIONS**

9. **COMMISSION ANNOUNCEMENTS**

10. **STAFF ANNOUNCEMENTS**

11. **WORK SESSION**

Discussion for Review and Approval of Zoning Cases

12. **ADJOURNMENT OF MEETING**

13. **NEXT MEETING DATE: Monday, July 1, 2024**

I certify that the above agenda was posted on the bulletin board next to the main entrance of City Hall on June 13, 2024, prior to 6:00 p.m. in accordance with Chapter 551 of the Texas Government Code.

Clarissa Carrasco, Administrative Assistant II

* 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.