



CITY OF MANSFIELD

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

Meeting Agenda

Planning and Zoning Commission

Tuesday, January 21, 2025

6:00 PM

City Hall Council Chambers

1. **CALL TO ORDER**

2. **INVOCATION**

3. **PLEDGE OF ALLEGIANCE**

4. **TEXAS PLEDGE**

5. **APPROVAL OF MINUTES**

[25-6384](#)

Minutes - Approval of the January 6, 2025, Planning and Zoning Commission Meeting Minutes

Attachments: [01-06-25 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. **CONSENT AGENDA**

[25-6379](#)

Final Plat of Lots 1 and 2, Block 1, Admiral Legacy Addition on Approximately 9.639 Acres and Addressed at 2441 Heritage Pkwy; Brittain & Crawford Land Surveying, Engineer/Surveyor, Admiral Legacy Investments, Developer, and Mansfield Economic Development Corporation, Owner (SD#24-037)

Attachments: [Final Plat](#)

[25-6380](#)

Final Plat of Lots 1 - 4, Block 1; Lots 1-4, Block 2; Lots 1-4, Block 3; and Lots 1 and 2, Block 4, Admiral Legacy Addition on Approximately 105.837 Acres Addressed at 3601, 3603, and 3797 Lone Star Road, and 700 Heritage Parkway South; Dunaway Associates, LLC, Engineer/Surveyor, and The City of Mansfield and HD5 Entertainment, Owners (SD#24-047)

Attachments: [Final Plat](#)

8. PLAT HEARINGS

[25-6381](#) Final Plat of Lots 1, Block 1, Doty Addition on approximately 1.659 acres and located at 253 Carlin Road; Texas Heritage Surveying, LLC, Engineer/Surveyor; Nathan P. Doty, Owner (SD#24-052)

Attachments: [Location Map](#)

[Final Plat](#)

[Letter for Variance](#)

[25-6382](#) Preliminary Plat of Cipriani, Phases 1 - 5, on Approximately 517.167 Acres Generally Located West of FM 157/Lone Star Road, South of Bedford Street, North of County Road 515, and East of County Road 617, in the Mansfield Exterritorial Jurisdiction; Cipriani Island Laguna Azure, LLC, Owner/Developer, and McAdams Co., Engineer (SD#24-053)

Attachments: [Location Map](#)

[Preliminary Plat](#)

9. SUMMARY OF CITY COUNCIL ACTIONS

10. COMMISSION ANNOUNCEMENTS

11. STAFF ANNOUNCEMENTS

12. ADJOURNMENT OF MEETING

13. NEXT MEETING DATE: Monday, February 3, 2025

I certify that the above agenda was posted on the bulletin board next to the main entrance of City Hall on January 17, 2025, prior to 5:00 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.