



CITY OF MANSFIELD

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

Meeting Agenda - Final

Planning and Zoning Commission

Monday, November 15, 2021

6:00 PM

City Hall Council Chambers

1. **CALL TO ORDER**

2. **INVOCATION**

3. **PLEDGE OF ALLEGIANCE**

4. **TEXAS PLEDGE**

"Honor the Texas Flag; I Pledge Allegiance to Thee, Texas, One State Under God; One and Indivisible"

5. **APPROVAL OF MINUTES**

[21-4402](#)

Minutes - Approval of the October 26, 2021 Planning and Zoning Commission Meeting Minutes

Attachments: [Meeting Minutes 10-26-2021.pdf](#)

[21-4403](#)

Minutes - Approval of the November 1, 2021 Planning and Zoning Commission Meeting Minutes

Attachments: [Meeting Minutes 11-01-2021.pdf](#)

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. 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.

7. **CONSENT AGENDA**

- [21-4405](#) SD#21-048: Final Plat of Julian Feild Street; Graham & Associates, Inc., engineer; 2021 South Pointe Holdings LTD, owner
Attachments: [Location Map.pdf](#)
[Final Plat.pdf](#)
- [21-4406](#) SD#21-052: Preliminary Plat of Lots 1 and 2, Block 1, Mansfield Corridor Addition generally located on the west side of FM 157, approximately 900 feet south of Turner Warnell Rd; 400 feet north of Rosebrook Drive (location map attached); Mazidji Group Engineering, engineer; Mansfield Corridor, LLC, owner; DFL Properties One, LLC, developer
Attachments: [Location Map.pdf](#)
[Preliminary Plat.pdf](#)
- [21-4407](#) SD#21-053: Final Plat of Lot 2, Block 1, Mansfield Corridor Addition; Mazidji Group Engineering, engineer; Mansfield Corridor, LLC, owner; DFL Properties One, LLC, developer
Attachments: [Location Map.pdf](#)
[Final Plat.pdf](#)

8. **PUBLIC HEARINGS**

- [21-4404](#) ZC#21-018 Change of zoning from C-2 Community Business District with Freeway Overlay District to PD, Planned Development District for all uses in C-2 Community Business District plus drive through or to go food services without walk-in restaurant with Freeway Overlay District on approximately 0.656 acres being Lot 2-R-B-1, Block No. 1, of Replat of 2-R-B-1 and 2-R-B-2, Block 1, Mansfield Hospital Add located at 1780 FM 157.
Attachments: [Maps and Supporting Information.pdf](#)
[Exhibit A - Mansfield-Legal Description.pdf](#)
[Exhibit B DEVELOPMENT PLAN 2.pdf](#)
[Exhibit C BUILDING ELEVATIONS.pdf](#)
[Exhibit D LANDSCAPE PLAN.pdf](#)
[Exhibit E SIGN PLAN v3-combined.pdf](#)

9. **SUMMARY OF CITY COUNCIL ACTIONS**

Special Event - Turkey Trot - Passed (7-0)
ZC#21-015 - Alexis Townhomes - 2nd and final reading - passed (6-0-1)
ZC#21-010 - 130 N Main St- 1st reading - passed (7-0)
SUP#20-006 - Newport Gas Station - 1st and final reading - passed (6-1)
ZC#21-009 - Stonelake - 1st reading - denied (6-1)

10. **COMMISSION ANNOUNCEMENTS**
11. **STAFF ANNOUNCEMENTS**
12. **ADJOURNMENT OF MEETING**
13. **NEXT MEETING DATE: Monday, December 6, 2021**

I certify that the above agenda was posted on the bulletin board next to the main entrance of City Hall on November 11, 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.