



CITY OF MANSFIELD

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

Meeting Agenda

Planning and Zoning Commission

Monday, June 3, 2024

6:00 PM

City Hall Council Chambers

1. **CALL TO ORDER**

2. **INVOCATION**

3. **PLEDGE OF ALLEGIANCE**

4. **TEXAS PLEDGE**

5. **APPROVAL OF MINUTES**

[24-6022](#)

Minutes - Approval of the May 6, 2024, Planning and Zoning Commission Meeting Minutes

Attachments: [5-6-24 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-D](#)

[24-6029](#) Public Hearing on a Change of Zoning from SF-7.5/12, Single-Family Residential District to PD, Planned Development District for Detached Single-Family Residential Uses on approximately 0.783 acres located at 509 W. Kimball Street; Avante Procurement LLC, owner; First Choice Builders, Developer (ZC#24-001)

Attachments: [Maps and Supporting Information](#)

[Exhibits A-C](#)

[24-6030](#) Public Hearing for Change of Zoning from SF-7.5/12, Single-Family Residential District, D, Downtown District (SD-1, Broad Street Corridor), and C-2, Community Business District to D, Downtown District, D3, Urban Center Zone on Approximately 10.52 Acres Total, Being Approximately 7.4 Acres on a Portion of Block 17 and a Portion of the John Collier Tract, Original Town of Mansfield and Being Approximately 3.12 Acres in Lot 1R1A, Block 1, Lee's Broad Addition, located at 605 and 703 E. Broad Street; City of Mansfield, Applicant (ZC#24-007)

Attachments: [Maps and Supporting Information](#)

[Exhibit A - Legal Description](#)

[24-6031](#) Public Hearing on a Change of Zoning from PD, Planned Development and PR, Pre-Development District to PD, Planned Development District for Commercial Uses, Retail and Restaurant with Drive-Through Service on approximately 1.292 acres in the J. Grimsley Survey Abstract No.578, City of Mansfield, Tarrant Co, TX, located at 1741 E Debbie Ln. (ZC#24-006)

Attachments: [Maps and Supporting Information](#)

[EXHIBIT A - D](#)

8. **SUMMARY OF CITY COUNCIL ACTIONS**
9. **COMMISSION ANNOUNCEMENTS**
10. **STAFF ANNOUNCEMENTS**
11. **ADJOURNMENT OF MEETING**
12. **NEXT MEETING DATE: Monday, June 17, 2024**

I certify that the above agenda was posted on the bulletin board next to the main entrance of City Hall on May 30, 2024, 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.