



CITY OF MANSFIELD

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

Meeting Agenda - Final

Planning and Zoning Commission

Wednesday, March 22, 2023

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. **RECESS INTO EXECUTIVE SESSION**

Pursuant to Section 551.071, Texas Government Code, the Commission reserves the right to convene in Executive Session(s), from time to time as deemed necessary during this meeting for any posted agenda item, to receive advice from its attorney as permitted by law.

6. **APPROVAL OF MINUTES**

[23-5265](#)

Minutes - Approval of the February 20, 2023 Planning and Zoning Commission Meeting Minutes

Attachments: [Meeting Minutes 02.20.2023](#)

7. **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.

8. **CONSENT AGENDA**

[23-5252](#) SD#23-004: Plat Vacation of Southpointe Phase 7 on approximately 58.801 acres generally located on the east side of South U.S. 287, approximately 1,800 feet south of Lone Star Road and west of Julian Feild Street; Graham Associates, engineer, DFWTX Development, Inc., owner.

Attachments: [Location Map](#)

[Final Plat](#)

[Plat Vacation Form Executed 01 17 2022](#)

[23-5253](#) SD#21-021: Final Plat of Birdsong Addition, Phase 2; JBI Partners, Inc, surveyor/engineer, and First Texas Homes, Inc., owner

Attachments: [Location Map](#)

[Approved Preliminary Plat](#)

[Final Plat](#)

9. **PUBLIC HEARINGS**

[23-5268](#) OA# 23-001 - Public Hearing to Consider Proposed Amendments to Section 155.072 of the Mansfield Code of Ordinances Related to Limiting the Number of Principal Buildings and Outbuildings Permitted in the D-1 and D-2 Zones within the D, Downtown District, and Permitting Row Houses By-Right in the D-2 and SD-1 Zones within the D, Downtown District.

Attachments: [Ordinance Amendment - D, Downtown District Amendments](#)

[23-5249](#) ZC#23-004: Change of zoning from C-2, Community Business District to S, South Mansfield Form Based Development District on approximately 12.899 acres in the Joseph Lawrence Survey, Abstract No. 616, City of Mansfield, Ellis County, Texas on property located at 3400 Harmon Road; M.R. Development, developer

Attachments: [Maps and Supporting Information](#)

[Exhibit A](#)

[RENDER 030323](#)

[23-5254](#)

ZC#23-002: Public hearing Change of zoning from C-2, Community Business District to PD, Planned Development District with C-2, Community Business District and Eating Places with Drive-Through Service (two quick service restaurants) on approximately 2.08 acres located at 1734 N. US 287; DEB 287, LLC, owner; First Hartford Realty Corporation, developer; and Bohler Engineering, engineer

Attachments: [Maps and Supporting Information](#)

[Exhibit A - Legal Description](#)

[Exhibit B - Planned Development Standards](#)

[Exhibit B1 - Development Plan](#)

[Exhibit D - Landscape Plan](#)

10. **SUMMARY OF CITY COUNCIL ACTIONS**
11. **COMMISSION ANNOUNCEMENTS**
12. **STAFF ANNOUNCEMENTS**
13. **ADJOURNMENT OF MEETING**
14. **NEXT MEETING DATE: Monday, April 3, 2023**

I certify that the above agenda was posted on the bulletin board next to the main entrance of City Hall on Friday, March 17, 2023, prior to 5 p.m. in accordance with Chapter 551 of the Texas Government Code.

Planning and Zoning Secretary

* 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.