



CITY OF MANSFIELD

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

Agenda - Final

Planning and Zoning Commission

Tuesday, January 17, 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**

[22-5128](#)

Minutes - Approval of the January 3, 2023 Planning and Zoning Commission Meeting Minutes

Attachments: [01.03.23 Meeting Minutes.pdf](#)

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**

[23-5141](#) SD#22-063: Final Plat of Parkside Estates on approximately 12.125 acres generally located on the southeast corner of N. Walnut Creek Drive and E. Debbie Lane; Bannister Engineering, LLC., engineer/surveyor; Parkside Villas Lot Venture, LTD, developer/owner

Attachments: [Approved Preliminary Plat.pdf](#)
[Final Plat.pdf](#)

9. **PUBLIC HEARINGS**

[22-5131](#) SD#22-067: Public hearing on a replat to create Lots 1R3, Block A, Bethlehem Baptist Church Addition on 19.298 acres generally located at 1880 W Broad Street (see attached location map); DI Scullo-Terry, Stanton & Associates, Inc., engineer/surveyor; Bethlehem Baptist Church of Mansfield, Inc., owners.

Attachments: [Location Map.pdf](#)
[Previously Approved Plat.pdf](#)
[Replat.pdf](#)

[22-5129](#) ZC#22-020: Public hearing for a zoning change from SF-7.5/12, Single-Family Residential District and PD, Planned Development District to D, Downtown District, D-1-,(Sub-Urban Zone) on approximately 1.460 acres located at 505 W. Kimball St., 506 W. Kimball St., and 509 Alvarado St.; Benjamin Hartman, owner.

Attachments: [Maps and Supporting Information.pdf](#)
[Exhibit A.pdf](#)

[22-5130](#) ZC#23-001: Public hearing on a change of zoning from C-2, Community Business District to PD, Planned Development District with limited I-1, Light Industrial and Mini-Warehouse uses on approximately 9.94 acres out of the William Lynn Survey, Abstract Number 984, Tarrant County, TX, located at 2351, 2361, 2371, 2381 and 2391 N. Highway U.S. 287; Industrial Reserve, LLC, owner

Attachments: [Maps and Supporting Information.pdf](#)
[Exhibit A - Legal Description.pdf](#)
[Exhibit B - PD Planned Development District Regulations.pdf](#)
[Exhibit C - Site Plan.pdf](#)
[Exhibit D - Elevations.pdf](#)

10. **SUMMARY OF CITY COUNCIL ACTIONS**

11. **COMMISSION ANNOUNCEMENTS**

12. **STAFF ANNOUNCEMENTS**

13. ADJOURNMENT OF MEETING**14. NEXT MEETING DATE: Monday, February 6, 2023**

I certify that the above agenda was posted on the bulletin board next to the main entrance of City Hall on Thursday, January 12, 2023 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.