



# CITY OF MANSFIELD

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

## Meeting Agenda

### Planning and Zoning Commission

---

Monday, October 16, 2023

6:00 PM

City Hall Council Chambers

---

1. **CALL TO ORDER**

2. **INVOCATION**

3. **PLEDGE OF ALLEGIANCE**

4. **TEXAS PLEDGE**

5. **APPROVAL OF MINUTES**

[23-5668](#)

Minutes - Approval of the October 2, 2023, Planning and Zoning Commission Meeting Minutes

**Attachments:** [10-2-23 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.*

8. **PUBLIC HEARINGS**

[23-5653](#)

Public Hearing on a Change of Zoning from PR, Pre-Development District to S, South Mansfield Form Based Development District on Approximately 108.16 acres in the J. Rape Survey, Abstract No. 1321, G. Milton Survey, Abstract No. 560, and G. Milton Survey, Abstract No. 385, City of Mansfield, Ellis and Tarrant Counties, Texas, Generally Located West of Heritage Parkway South at the Northeast Corner of State Highway 360 and Lone Star Road, and South of Lone Star Road on Property Addressed at 3601, 3603, and 3797 Lone Star Road, and 700 Heritage Parkway South; City of Mansfield, owner (ZC#23-021)

**Attachments:** [Maps and Supporting Information](#)

[Exhibit A](#)

[23-5654](#) Public Hearing on a Change of Zoning from C-2, Community Business District to PD, Planning Development District for Senior Independent Living and Ground-Floor Commercial Uses on approximately 8.08 Acres out of the T. O. Harris Survey, Abstract No. 645, Tarrant County, Texas, Generally Located South of Turner Warnell Road and Approximately 500 Feet East of FM 157 on Property Addressed at 1420 Turner Warnell Rd.; Riverbend Village Partners, LLC, developer, Arrive Architecture Group, architect (ZC#23-013)

**Attachments:** [Maps and Supporting Information](#)

[Exhibits A through D](#)

[23-5658](#) Public Hearing on a Change of Zoning from PR, Pre-Development District to PD, Planned Development District for a Data Center on approx. 26.897 acres in the H. Henderson Survey., Abst. No. 432, and S. C. Neil Survey., Abst. No. 1159 City of Mansfield, Ellis and Tarrant Counties, TX generally located at the northeast corner of Heritage Parkway South and Britton Road on property addressed at 3801 Britton Road. Rob Baldwin, Applicant (ZC#23-020)

**Attachments:** [Maps and Supporting Information](#)

[Exhibits A-E](#)

[23-5656](#) Public Hearing to Consider Proposed Amendments to Chapter 155 of the Mansfield Code of Ordinance, "Zoning", to Create a New Section 155.057, "Neighborhood Design Standards" and Related Development Regulations (OA#23-008)

11. **SUMMARY OF CITY COUNCIL ACTIONS**
12. **COMMISSION ANNOUNCEMENTS**
13. **STAFF ANNOUNCEMENTS**
14. **ADJOURNMENT OF MEETING**
15. **NEXT MEETING DATE: Monday, November 6, 2023**

I certify that the above agenda was posted on the bulletin board next to the main entrance of City Hall on October 12, 2023, prior to 12:00 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.