



CITY OF MANSFIELD

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

Meeting Agenda - Final

Planning and Zoning Commission

Tuesday, January 3, 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. **APPROVAL OF MINUTES**

[22-5111](#)

Minutes - Approval of the December 5, 2022 Planning and Zoning Commission Meeting Minutes

Attachments: [12-05-2022 Meeting Minutes.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.

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**

[22-5112](#)

SD#22-008: Final Plat of M3 Ranch, Phase 2A and 2B, on approximately 183.409 acres generally located south of M3 Ranch Road and approximately 970 feet east of FM 917; Set Back Partners LTD, owner, M3 Ranch Investment, LTD, owner, Hanover Property Company, developer, and LJA Engineering, Inc., engineer

Attachments: [Location Map.pdf](#)

[Approved Preliminary Plat.pdf](#)

[Final Plat.pdf](#)

8. PUBLIC HEARINGS

[22-5109](#) OA# 23-001 - Public hearing to consider proposed revisions to the Permitted Use Table in Section 155.054(B) and to the Special Conditions in Section 155.099(B)(40) related to Donation Boxes.

Attachments: [Draft Ordinance.pdf](#)

[22-5113](#) ZC#22-019: Public hearing on a change of zoning from PR, Pre-Development District, SF-12/22, Single-Family Residential District and PD, Planned Development District to PD, Planned Development District for single-family residential, single-family attached (brownstones) and multi-family residential uses on approximately 16.42 acres out of the Henry Odell Survey, Abstract No. 1196, Tarrant County, Texas, on property located at 1725 E. Broad Street, and 257 and 261 Carlin Road; Bridgeview Real Estate, owner/developer and Matlock East, LLC, owner

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

[Exhibit A - Legal Description.pdf](#)

[Exhibit B - PD District Regulations and Development Plan.pdf](#)

[Exhibit C - Elevations.pdf](#)

[Exhibit D - Landscape Plan.pdf](#)

[22-5114](#) HLC#21-013: Public hearing on an amendment to Section 155.054(K) (1)(b) of the Mansfield Code of Ordinances to adopt new Design Guidelines for commercial and non-residential historic landmarks and to make the guidelines applicable to all areas of the City.

Attachments: [Draft Design Guidelines for Historic Mansfield.pdf](#)

9. SUMMARY OF CITY COUNCIL ACTIONS**10. COMMISSION ANNOUNCEMENTS****11. STAFF ANNOUNCEMENTS****12. ADJOURNMENT OF MEETING****13. NEXT MEETING DATE: Tuesday, January 17, 2023**

I certify that the above agenda was posted on the bulletin board next to the main entrance of City Hall on Wednesday , December 28, 2022 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.