



CITY OF MANSFIELD

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

Meeting Agenda

Planning and Zoning Commission

Monday, November 6, 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**

[23-5703](#)

Minutes - Approval of the October 16, 2023, Planning and Zoning Commission Meeting Minutes

Attachments: [10-16-23 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.

7. **PUBLIC HEARINGS**

[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)

Attachments: [Exhibit A](#)

[23-5688](#)

Public Hearing on a Change of Zoning from PR, Pre-Development District and C-2, Community Business District to S, South Mansfield Form Based Development District on Approximately 70.897 Acres in the B. Howard Survey, Abstract No. 513, City of Mansfield, Ellis Co, TX, Generally Located on the Northwest Corner of U.S. Highway 287 and St. Paul Road, on Property Addressed at 3571 St. Paul Road; Hanover Property Co., Applicant (ZC#23-022)

Attachments: [Maps and Supporting Information](#)

[Exhibit A](#)

[23-5689](#)

Public Hearing on a Change of Zoning from PR, Pre-Development District to PD, Planned Development District for a Single-Family Attached (Townhome) Development on approx. 7.869 acres in the Samuel Mitchell Surv., Abst. No. 593, City of Mansfield, Johnson County, TX generally along South Mitchell Road and River Birch Drive property addressed at 1000 South Mitchell Road. Uriel Carrillo, Applicant (ZC#23-006)

Attachments: [Maps and Supporting Information](#)

[Exhibits](#)

8. **SUMMARY OF CITY COUNCIL ACTIONS**
9. **COMMISSION ANNOUNCEMENTS**
10. **STAFF ANNOUNCEMENTS**
11. **ADJOURNMENT OF MEETING**
12. **NEXT REGULAR MEETING DATE: Monday, December 4, 2023**

I certify that the above agenda was posted on the bulletin board next to the main entrance of City Hall on November 3, 2023, 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.