



CITY OF MANSFIELD

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

Meeting Agenda

Planning and Zoning Commission

Monday, December 4, 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**

[23-5760](#)

Minutes - Approval of the November 6, 2023, Planning and Zoning Commission Meeting Minutes

Attachments: [11-6-23 DRAFT Minutes](#)

[23-5744](#)

Minutes - Approval of the November 7, 2023, Joint City Council, Mansfield Economic Development Corporation, Mansfield Park Facilities Development Corporation and Planning and Zoning Commission Meeting Minutes

Attachments: [11-7-23 DRAFT Minutes](#)

[23-5745](#)

Minutes - Approval of the November 13, 2023, Joint City Council and Planning and Zoning Commission Meeting Minutes

Attachments: [11-13-23 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**

[23-5757](#)

Public Hearing to Consider Adoption of the Future Land Use Plan, Entitled the "Mansfield 2040 Plan", and Establishing a Future Land Use Map and Recommending Land Use Policies and Practices.

Attachments: [Mansfield 2040 Plan](#)
[Draft Ordinance](#)

[23-5658](#) Public Hearing on a Change of Zoning from PR, Pre-Development District to S, South Mansfield Form-Based Development District on Approximately 26.897 acres, generally located at the northeast corner of Heritage Parkway South and Britton Road on property addressed at 3801 Britton Road, the City of Mansfield, Applicant (ZC#23-020)

Attachments: [Maps and Supporting Information](#)

[23-5758](#) Public Hearing on a Change of Zoning from MF-2, Multi-Family Residential District, C-2, Community Business District and PD, Planned Development District to S, South Mansfield Form Based Development District on approximately 42.983 acres, generally located on the northwest corner of FM 917 and Klein Tools Boulevard and east and south of S 2nd Avenue.; Set/Back Partners., applicant (ZC#23-023)

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

[23-5761](#) Public Hearing on a Change of Zoning from MH, Manufactured Home District and PR, Pre-Development District to PD, Planned Development District for Attached Single-Family Residential and Manor House Uses on approximately 11.03 acres located at 2600, 2626, and 2628 N. Main Street; Phillips Equity Capital, LLC, owner/developer (ZC#22-018)

Attachments: [Maps and Supporting Information](#)
[Exhibits A-E](#)

[23-5762](#) Public Hearing on a Specific Use Permit for a Gasoline Service Station and Car Wash on Approximately 2.787 acres, located at 1195 W Debbie Ln; Schaffer Construction, Owner/Developer; Triangle Engineering, LLC., Engineer/Surveyor (SUP#23-004)

Attachments: [Maps and Supporting Information](#)
[Exhibits A-E](#)

[23-5740](#) Public Hearing to Consider an Amendment to Section 155.069(F) of the Mansfield Code of Ordinances, "H, Historic Landmark Overlay District Regulations," Related to Emergency Repairs of Damage to Historic Landmarks (HLC#23-010)

Attachments: [Proposed Amendment](#)

[23-5746](#) Public Hearing to Consider Proposed Amendments of Chapter 155 of the Mansfield Code of Ordinances to Repeal the Regulations in Section 155.082(E)(8) Related to a Special Exception for Temporary Batch Plants and to Amend the Regulations in Section 155.099(B)(23) Related to Temporary Batch Plants (OA#23-012)

Attachments: [Proposed Amendments](#)

8. **SUMMARY OF CITY COUNCIL ACTIONS**
9. **COMMISSION ANNOUNCEMENTS**
10. **STAFF ANNOUNCEMENTS**
11. **ADJOURNMENT OF MEETING**
12. **NEXT MEETING DATE: Tuesday, January 2, 2024**

I certify that the above agenda was posted on the bulletin board next to the main entrance of City Hall on December 1 , 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.