



CITY OF MANSFIELD

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

Meeting Agenda - Final

Planning and Zoning Commission

Monday, February 6, 2023

6:00 PM

City Hall Council Chambers

IMMEDIATELY FOLLOWING THE CAPITAL IMPROVEMENTS ADVISORY COMMITTEE MEETING

1. **CALL TO ORDER**

2. **INVOCATION**

3. **PLEDGE OF ALLEGIANCE**

4. **TEXAS PLEDGE**

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**

[23-5173](#)

Minutes - Approval of the January 17, 2023 Planning and Zoning Commission Meeting Minutes

Attachments: [01.17.23 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**

[23-5164](#) SD#22-066: Preliminary Plat of Lot 1, Block 1, Lots 1 - 3 Block 2, Lot 1 Block 3, Lots 1 and 2, Block 4, Lots 1 and 2 Block 5, Lots 1 - 3, Block 6, and Lots 1 and 2, Block 7, Village at South Pointe on approximately 54.39 acres located at 1415 S. US Highway 287 by Chisholm Flats, LLC, owner/developer and Huitt/Zollars, Inc. surveyor/engineer

Attachments: [Preliminary Plat.pdf](#)

9. **PUBLIC HEARINGS**

[22-5130](#) ZC#23-001: Public hearing continuation 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](#)

[22-5113](#) ZC#22-019: Public hearing continuation on a change of zoning from SF-12/22, Single-Family Residential District and PD, Planned Development District to PD, Planned Development District for single-family attached (brownstones) and multi-family residential uses on approximately 9.77 acres out of the Henry Odell Survey, Abstract No. 1196, Tarrant County, Texas, on property located at 1725 E. Broad Street and 257 Carlin Road; Bridgeview Real Estate, owner/developer and Nelson Family Revocable Trust, owner

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

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

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

[Exhibit B1.pdf](#)

[Exhibit C - Elevations.pdf](#)

[Exhibit D - Landscape.pdf](#)

[Exhibit E - Sign Plan.pdf](#)

[23-5163](#)

SUP#22-007: Public Hearing on a Request for a Specific Use Permit for Row Houses, in the D, Downtown District, D-2, Urban Transition Zone on approximately 0.638 acres being a portion of Block 27, Original Town of Mansfield, according to the plat recorded in Volume 63, Page 53, City of Mansfield in Tarrant County Texas, located at 204 S 1st Avenue

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

[Exhibit A Legal Description.pdf](#)

[Exhibit B-Development Plan \(1\).pdf](#)

10. **SUMMARY OF CITY COUNCIL ACTIONS**
11. **COMMISSION ANNOUNCEMENTS**
12. **STAFF ANNOUNCEMENTS**
13. **ADJOURNMENT OF MEETING**
14. **NEXT MEETING DATE: Monday, February 20, 2023**

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