



CITY OF MANSFIELD

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

Meeting Agenda - Final

Planning and Zoning Commission

Monday, February 20, 2023

6:00 PM

City Hall Council Chambers

CAPITAL IMPROVEMENTS ADVISORY COMMITTEE COMMISSION MEETING FOLLOWS IMMEDIATELY AFTER

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. **JOINT WORK SESSION BETWEEN THE PLANNING AND ZONING COMMISSION
AND THE CITIZENS PLANNING STEERING COMMITTEE**

Project Kickoff for the Mansfield 2040 Future Land Use Plan

6. **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.

7. **APPROVAL OF MINUTES**

[23-5207](#)

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

Attachments: [02.06.2023 Meeting minutes](#)

8. **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.

9. PUBLIC HEARINGS

[23-5209](#) SD#22-061: Public hearing on a replat to create Lots 2R and 3, Block 2, English Park Addition on 12.8500 acres generally located at 2200 N US 287 and 1805 FM 157 (see attached location map); Kimley-Horn and Associates, Inc., engineer/surveyor; CenterPoint Integrated Solutions, LLC, developer; The Richeson Group LLC, Rush Creek Baptist Church, and JaySpring Realty, owners

Attachments: [Location Map](#)

[Previously Approved Plat](#)

[Replat](#)

[23-5210](#) SD#22-058: Public hearing on a Final Plat to create Lots 1 and 6, Block 1, Mansfield Retail Center Addition on 29.153 acres located at 1660 E. Broad Street; Westwood Professional Services, Inc., engineer/surveyor; H-E-B, LP, owner

Attachments: [Approved Development Plan](#)

[Final Plat](#)

[23-5208](#) SUP#22-006: Request for a Specific Use Permit for Apartments, in the Reserve PD, Planned Development District, Central Sub-District on approx. 9.292 acres being a tract of land in the Richard Bratton Survey, Abstract No. 114, City of Mansfield in Tarrant County Texas, located at 151 North Miller (North and West of the intersection of Heritage Parkway and North Miller Road)

Attachments: [Maps and Supporting](#)

[SUP 2022-006 Exhibit A Legal Description](#)

[SUP 2022-006 Exhibit B Site Plan](#)

[SUP 2022-006 Exhibit C Elevations](#)

[SUP 2022-006 Exhibit D Landscape Plan](#)

[SUP 2022-006 Exhibit E Sign Exhibit](#)

[23-5211](#)

ZC#22-014: Change of zoning from SF-12/22, Single-family Residential District to PD, Planned Development District, for C-2, Community Business District based Commercial Uses (approximately 16,936 square feet) on 2.9 acres of land in the W.C. Low Survey, Abstract No. 970, generally located southeast of the intersection of Grand Meadows Boulevard and North Holland Road on property at 700 North Holland Road

Attachments: [Maps and Supporting](#)

[Exhibit A- Legal Description](#)

[Exhibit B Development Plan](#)

[Exhibit C- Building Elevation](#)

[Exhibit D Landscape Plan](#)

10. **SUMMARY OF CITY COUNCIL ACTIONS**
11. **COMMISSION ANNOUNCEMENTS**
12. **STAFF ANNOUNCEMENTS**
13. **ADJOURNMENT OF MEETING**
14. **NEXT MEETING DATE: Tuesday, March 21, 2023**

I certify that the above agenda was posted on the bulletin board next to the main entrance of City Hall on Friday, February 17, 2023 prior to 5 p.m. 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.