



# CITY OF MANSFIELD

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

## Meeting Agenda

### Planning and Zoning Commission

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Monday, May 1, 2023

6:00 PM

City Hall Council Chambers

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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**

[23-5317](#)

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

**Attachments:** [April 17, 2023 Minutes](#)

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. **PUBLIC HEARINGS**

[23-5318](#)

Public Hearing on a Replat to Create Lots 2R1A1 and 2R1B1, Block 1, THR RTC on 8.764 Acres Located at 265 and 267 N SH 360; Wier & Associates, Inc., Engineer/Surveyor; MCP 360 Land, LLC and Mansfield IRF, LLC, Owners (SD#23-010)

**Attachments:** [Location Map](#)

[Previously Approved Plat](#)

[Replat](#)

[23-5320](#) SD#23-001: Public hearing on a replat to create Lots 2R and 3, Block 2, Mansfield Industrial Park East on approximately 19.752 acres located at 221 Airport Dr.; Brittain & Crawford Land Surveying & Topographic Mapping., engineer/surveyor; BCB Transport Holdings Company, LLC., owner.

**Attachments:** [Location Map](#)

[Previously Approved Plat](#)

[Replat](#)

[23-5331](#) Public Hearing on a Change of Zoning from PD, Planned Development District to S, South Mansfield Form-Based Development District on Approximately 18.59 Acres in the Milton Gregg Survey, Abstract No. 555, City of Mansfield, Tarrant County, Texas Located at 2441 Heritage Parkway; City of Mansfield, Applicant (ZC#23-011)

**Attachments:** [Maps and Supporting Information](#)

[23-5291](#) Public Hearing to Consider Amending Chapter 155 of the Code of Ordinances of the City of Mansfield, "Zoning" by Amending Special Purpose District Regulations and Creating a New Section 155.074 "T, Toll Road 360 Form-based Development District" (OA#23-002)

[23-5333](#) Public Hearing on a Change of Zoning from PR, Pre-Development District to the T, Toll Road 360 Form-based Development District on approx. 216 acres, being tracts situated in the M. Gregg Survey, Abstract No. 358, H. Henderson Survey, Abstract No. 432, and the J. Lawrence Survey, Abstract No. 616; City of Mansfield, Ellis County, Texas, located east of State Highway 360, south of Lone Star Road, and south of Britton Road, excluding all of Lot 1-R, Block 1, Maranatha Ranch Addition, according to the plan filed in Document# 0903697, Cabinet H, Slide 640, Ellis County, Texas, Plat Records, and a 5.068 acre tract of land situated in the J. Lawrence Survey, Abstract No. 616, belonging to the Tarrant County Water Control and Improvement District #1. Located along the 3500 and 3600 blocks of Lone Star and 3800 block of Britton Roads; Arcadia, Developer (ZC#23-005)

**Attachments:** [Maps and Supporting Information](#)

9. **SUMMARY OF CITY COUNCIL ACTIONS**

10. **COMMISSION ANNOUNCEMENTS**

11. **STAFF ANNOUNCEMENTS**

**12. ADJOURNMENT OF MEETING****13. NEXT MEETING DATE: Monday, May 15, 2023**

I certify that the above agenda was posted on the bulletin board next to the main entrance of City Hall on April 28, 2023, prior to 5:00p.m. in accordance with Chapter 551 of the Texas Government Code.

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Art Wright, Principal Planner

\* 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.