



CITY OF MANSFIELD

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

Meeting Agenda

Planning and Zoning Commission

Monday, May 15, 2023

6:00 PM

City Hall Council Chambers

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.

Seek Advice from City Attorney Regarding Potential Revisions to Chapter 155, Zoning, of the Mansfield Code of Ordinances

6. **APPROVAL OF MINUTES**

[23-5353](#)

Minutes - Approval of the May 1, 2023 Planning and Zoning Commission Meeting Minutes

Attachments: [May 1, 2023 Draft 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. **CONSENT AGENDA**

[23-5352](#)

Final Plat of Lot 1, Block 1 Mansfield Urban Living Phase 2; BGE, Inc., Engineer/Surveyor; Stillwater Capital, Developer (SD#23-007)

Attachments: [Location Map](#)

[Final Plat](#)**9. PUBLIC HEARINGS**[23-5351](#)

Public Hearing on a Change of Zoning from A, Agricultural District to PD, Planned Development District for Single-Family Residential Uses on Approximately 3.13 acres out of the William Warnell Survey, Abstract Number 1612, City of Mansfield, Tarrant County, Texas, located at 880 Turner Way; SPAPS, LLC, Owner, and HCE, Inc., Engineer (ZC#23-007)

Attachments: [Maps and Supporting Information](#)

[Exhibit A - Legal Description](#)

[Exhibit B – PD, Planned Development District Standards](#)

[Exhibit C – Development Plan](#)

[Exhibit D – Elevations](#)

[Exhibit E – Landscape Plan](#)

10. SUMMARY OF CITY COUNCIL ACTIONS**11. COMMISSION ANNOUNCEMENTS****12. STAFF ANNOUNCEMENTS****13. WORK SESSION**

Discussion Regarding Potential New Special Purpose District: The T, Toll Road 360 Form-based Development District

14. ADJOURNMENT OF MEETING**15. NEXT MEETING DATE: Tuesday, June 13, 2023**

I certify that the above agenda was posted on the bulletin board next to the main entrance of City Hall on May 11, 2023, prior to 5:00p.m. in accordance with Chapter 551 of the Texas Government Code.

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.