



CITY OF MANSFIELD

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

Meeting Agenda

Planning and Zoning Commission

Tuesday, June 13, 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.

6. **APPROVAL OF MINUTES**

[23-5407](#)

Minutes - Approval of the May 15, 2023, Planning and Zoning Commission Meeting Minutes

Attachments: [5-15-23 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**

[23-5423](#)

Final Plat of Lot 1, Block 1, The Reserve Addition on Approximately 9.938 Acres Located at 151 N. Miller Road by LG Mansfield Heritage Parkway, LLC, Owner, and Graham Associates, Inc., Engineer/surveyor (SD#23-011)

Attachments: [Final Plat](#)

- [23-5424](#) Preliminary Plat of Southpointe Phase 7A & 7B on Approximately 58.801 Acres Generally Located on the East Side of South U.S. 287, Approximately 1,800 Feet South of Lone Star Road and West of Julian Feild Street by DFWTX Development, Inc., Owner/Developer, and Graham Associates, Inc., Surveyor/Engineer (SD#23-013)

Attachments: [Location Map](#)

[Preliminary Plat](#)

[23-5425](#)

Final Plat of Southpointe Phase 7A on 29.05 Acres Generally Located on the East Side of South U.S. 287, Approximately 1,800 Feet South of Lone Star Road and Approximately 1,050 Feet West of Julian Feild Street by DFWTX Development, Inc., Owner/Developer, and Graham Associates, Inc., Surveyor/Engineer (SD#23-014)

Attachments: [Final Plat](#)

9. PUBLIC HEARINGS

- [23-5405](#) Public Hearing on a Replat to Create Lots 1R and 2R, Block 1, Mansfield Police Station on 26.512 Acres Located at 1601 Heritage Parkway, 1701 Commerce Drive, and 651 Justice Lane; Brittain and Crawford, LLC, Surveyor; City of Mansfield, Owner (SD#22-046)

Attachments: [Previously Approved Plats](#)

[Replat](#)

- [23-5404](#) Public hearing on a Change of Zoning from PD, Planned Development District to S, South Mansfield Form-Based Development District on Approximately 79.41 acres out of the S. M. Blair Survey, Abstract Number 72, Johnson County, TX, and the C. Vela Survey, Abstract Number 1102, S. M. Blair Survey, Abstract Number 135, Ellis County, TX, City of Mansfield, Johnson and Ellis Counties, Texas on property generally located north of the intersection of S US 287 and S SH 360 (see location map); IPRR South Pointe-9, LLC and Ruby 07 SPMTGE LLC, Owners; TBG Partners, Applicant (ZC#23-010)

Attachments: [Maps and Supporting Information](#)

[Exhibit A](#)

- [23-5406](#) Public Hearing on a Change of Zoning from C-2, Community Business District to PD, Planned Development District for certain C-2, Community Business District uses plus Flex Office-Storage (maximum 50 percent storage) on approx. 1.82 acres out of the Margaret Rockerfellow Survey, Abstract No. 1267, Tarrant Co., TX, generally located on the south side of F.M.1187 and east of North Hyview Drive on property addressed at 1863 F.M. 1187; Brian Cotter, Peyco Southwest, Applicant (ZC#23-003)

Attachments: [Maps and Supporting Information](#)

[Exhibits A through D](#)

[23-5419](#) 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)

[23-5420](#) 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](#)

10. **SUMMARY OF CITY COUNCIL ACTIONS**
11. **COMMISSION ANNOUNCEMENTS**
12. **STAFF ANNOUNCEMENTS**
13. **ADJOURNMENT OF MEETING**
14. **NEXT MEETING DATE: Monday, July 17, 2023**

I certify that the above agenda was posted on the bulletin board next to the main entrance of City Hall on June 9, 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.