



CITY OF MANSFIELD

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

Meeting Agenda

Planning and Zoning Commission

Monday, March 18, 2024

6:00 PM

Multipurpose Room

1. **CALL TO ORDER**

2. **INVOCATION**

3. **PLEDGE OF ALLEGIANCE**

4. **TEXAS PLEDGE**

5. **APPROVAL OF MINUTES**

[24-5926](#)

Minutes - Approval of the February 19, 2024, Planning and Zoning Commission Meeting Minutes

Attachments: [2-19-24 DRAFT Minutes](#)

6. **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 an "Appearance Card" located at the entry to the Chambers and present it to the Planning Secretary.

7. **PUBLIC HEARINGS**

[24-5910](#)

Public Hearing to Consider Proposed Amendments of Chapter 155 of the Mansfield Code of Ordinances to Amend Applicable Provisions in Section 155.073, S, South Mansfield Form-based Development District Relating to "Development Agreement" and Replacing it with the Term "Development Plan" and Clarifying other Provisions Related to the Same (OA#24-002)

Attachments: [Proposed Ordinance](#)

[Proposed Ordinance - Redlined](#)

- [24-5908](#) 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 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 - Site Plan](#)

[Exhibit D - Elevations](#)

[Exhibit E - Landscape Plan](#)

- [24-5909](#) Public Hearing on a Change of Zoning from PR, Pre-Development District and SF-12/22 Single-Family Residential District to PD, Planned Development District for Single-Family Residential with Commercial/Mixed-Use Overlay Uses on Approximately 318.38 acres Out of the M. Rockerfellow Survey, Abstract Number 1267, Tarrant County, TX, Located at 1669, 1671, 1791, 1821 & 1901 Newt Patterson Rd and 403 Williams Ct. Realty Capital, Developer (ZC#23-024)

Attachments: [Maps and Supporting Information](#)

[Exhibits](#)

[Exhibit B-1, Proposed PD, Planned Development District Standards](#)

8. **SUMMARY OF CITY COUNCIL ACTIONS**

9. **COMMISSION ANNOUNCEMENTS**

10. **STAFF ANNOUNCEMENTS**

11. **WORK SESSION**

Discussion for Review and Approval of Zoning Cases

12. **ADJOURNMENT OF MEETING**

13. **NEXT MEETING DATE: Monday, April 1, 2024**

I certify that the above agenda was posted on the bulletin board next to the main entrance of City Hall on Thursday, March 14, 2024, prior to 6:00 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.