

## AGENDA

### PLANNING AND ZONING COMMISSION CITY OF MANSFIELD, TEXAS MULTI-PURPOSE ROOM TUESDAY, SEPTEMBER 6, 2016, 6:30 PM

#### 1. CALL TO ORDER

#### 2. APPROVAL OF LAST MEETING MINUTES

#### 3. AMENDMENT OF JULY 5, 2016 MEETING MINUTES

4. **CITIZEN 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. Please refrain from “personal criticisms”.

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.

5. **CONSENT AGENDA:** All matters listed under the consent agenda are considered routine. If discussion is desired, then an item will be removed from the consent agenda and considered separately.

- A. SD#15-026: Final Plat of Five Oaks Crossing Phase 2
- B. SD#15-031: Final Plat of M3 Ranch, Phase 1, Section 1
- C. SD#15-032: Final Plat of M3 Ranch, Phase 1, Section 2

#### END OF CONSENT AGENDA

#### 6. PUBLIC HEARINGS:

- A. ZC#16-001: Public hearing for zoning change from PR to SF-7.5/18, SF-9.6/20 and SF-12/22 by Alluvium Development on approximately 187.85 acres, generally located west of Gertie Barrett Rd & Cancun Dr & north of Country Meadow Dr & Chimney Hill Circle.
- B. ZC#16-011: Public hearing for a request for Specific Use Permit for Eating Place With Drive-Through Service by Muy Hamburger, LLC. on approximately 1.101 acres, generally located at the southwest corner of E Broad St and N Holland Rd

#### 7. COMMISSION ANNOUNCEMENTS

#### 8. STAFF ANNOUNCEMENTS

#### 9. ADJOURNMENT OF MEETING

#### 10. NEXT MEETING DATE: September 19, 2016

I certify that the above agenda was posted on the bulletin board next to the main entrance of City Hall on **Thursday, September 1, 2016**, in accordance with Chapter 551 of the Texas Government Code.

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Delia Jones, 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, 1-800-735-2989.
- 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.

*City of Mansfield  
Planning and Zoning Commission  
Agenda Items for September 6, 2016*

**ZC#16-001: PR to SF-7.5/18, SF-9.6/20 and SF-12/22**

**SD#15-026: Five Oaks Crossing Ph. 2  
58 residential lots**

**ZC#16-011: SUP for Eating  
Place With Drive-Through  
Service (Wendy's)**

**SD#15-031: M3 Ranch, Phase 1, Section 1  
120 residential lots**

**SD#15-032: M3 Ranch, Phase 1, Section 2  
186 residential lots**

