

AGENDA

PLANNING AND ZONING COMMISSION CITY OF MANSFIELD, TEXAS CITY HALL COUNCIL CHAMBERS MONDAY, JUNE 19, 2017, 6:30 PM

1. CALL TO ORDER

2. APPROVAL OF LAST MEETING MINUTES

3. **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 yellow “Appearance Card” located at the entry to the Chambers and present it to the Planning Secretary.

4. PUBLIC HEARINGS:

- A. SD#17-027: Public hearing on a replat to create Lots 1R, 2R and 3, Block 1, THR RTC
- B. SD#17-029: Public hearing on a replat to create Lots 2R-1 and 2R-2, Block 1, Nowell Addition
- C. ZC#17-004: Public hearing for zoning from C-2, Community Business District to PD, Planned Development District for eating place with drive-through service and retail on approximately 2.063 acres out of the Jacob Back Survey, Tarrant Co., TX, generally located at the southwest corner of Holland Road and E Broad Street plus the removal of a specific use permit for eating place with drive-through service at Lot 2, Block 1, Jacob Back Addition located at 3550 E Broad St.
- D. ZC#17-006: Public hearing for zoning change from PD Planned Development District to PD for grocery store, office and retail by OSK Investments, LP, on approximately 11.01 acres, generally located at 3000 E Broad Street, 1,075 feet east of Miller Road and south of E Broad Street

5. COMMISSION ANNOUNCEMENTS

6. STAFF ANNOUNCEMENTS

7. ADJOURNMENT OF MEETING

8. NEXT MEETING DATE: July 3, 2017

I certify that the above agenda was posted on the bulletin board next to the main entrance of City Hall on **Thursday, June 15, 2017**, in accordance with Chapter 551 of the Texas Government Code.

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.

D#17-029: Nowell Addition residential lots

**ZC#17-006: Specialty Grocer,
Restaurant & Retail PD 3 lots**

ZC#17-004: Wendys, retail & Restaurant PD 2 lots

SD#17-027: THR RTC
3 commercial lots