

## AGENDA

**PLANNING AND ZONING COMMISSION  
CITY OF MANSFIELD, TEXAS  
CITY HALL COUNCIL CHAMBERS  
TUESDAY, SEPTEMBER 5, 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. 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#17-034: Final Plat of Southpointe Phase 6A

**END OF CONSENT AGENDA**

**5. OTHER AGENDA ITEMS:**

A. SD#17-040: Revised Preliminary Plat of Lone Star Heights

**6. PUBLIC HEARINGS:**

- A. ZC#17-013: Public hearing for a request for a Specific Use Permit for Liquid Waste Processing on approximately 2.498 acres known as Lot 2R1, Block 2 of Mansfield Industrial Park, generally located at 525 S. 6th Ave.
- B. ZC#17-014: Public hearing for zoning change from C-2 and PR to SF-7.5/18 by Crystal Lake Development, LLC on approximately 30.09 acres out of the Crawford Treese Survey, Abstract #831, Johnson County, Texas, generally located on the west side of S. Main Street, approximately 1086 feet south of FM 917 on property addressed at 1200 S. Main Street
- C. ZC#17-015: Public hearing for a change of zoning from 2F Two Family Residential District to PD Planned Development District for single-family residential uses on approximately 0.505 acres known as Lots 11 & 12 and a portion of Lot 10, Block 31, Original Town of Mansfield, Tarrant County, TX, generally located at 305 & 307 W. Kimball St. and 304 S. Second Ave.
- D. ZC#17-016: Public hearing for a change of zoning from C-2 Community Business District to PD Planned Development District for commercial uses, with additional use for Campground or Recreational Vehicle Park, on approximately 15.115 acres known as Lot 1-R, Block 1 of Eaton Estates Campground, generally located at 1961 Lone Star Rd.
- E. OA#16-002: Public hearing to consider proposed amendments of Section 7200.B of the Zoning Ordinance related to the parking of vehicles such as boats, motor homes, recreational vehicles, campers, trailers, and Other Vehicles on properties with a single-family dwelling, two-family dwelling or townhouse, and to provide an exemption to such parking restrictions applicable to certain vehicles in existence before March 2006
- F. OA#17-004: Public hearing to consider proposed amendments of Sections 7100, 7100.C.2, 7100.D.2 “Temporary Signs Table”, and 7100.K of the Zoning Ordinance revising certain sign definitions, revising the regulations for promotional signage displays as to quantity and placement of such signs, and revising the regulations for real estate signs

**7. COMMISSION ANNOUNCEMENTS**

**8. STAFF ANNOUNCEMENTS**

**9. ADJOURNMENT OF MEETING**

**10. NEXT MEETING DATE: Monday, September 18, 2017**

I certify that the above agenda was posted on the bulletin board next to the main entrance of City Hall on **Thursday, August 31, 2017**, 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.

**ZC#17-013: 525 S. 6<sup>th</sup> Ave.  
Southwest Disposal  
SUP Request**

**SD#17-040: Lone Star Heights**  
**53 residential lots**

**SD#17-034: Southpointe Ph. 6A**  
**52 residential lots**

**ZC#17-016: 1961 Lone Star Rd.  
Texan RV Ranch  
C-2 to PD for C-2 commercial uses w/  
add'l use for Campground or RV Park**