

AGENDA

PLANNING AND ZONING COMMISSION CITY OF MANSFIELD, TEXAS CITY HALL COUNCIL CHAMBERS MONDAY, OCTOBER 16, 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#17-041: Final Plat of Bower Ranch, Phase 3
- B. SD#17-043: Public hearing on a replat to create Lots 4A & 4B, Block 30, Original Town of Mansfield, being a revision of Lot 4, Block 30, Original Town of Mansfield, as recorded in Volume 388-214, Page 16, Plat Records Tarrant County, TX, addressed at 204 S. 2nd Ave.
- C. SD#17-044: Public hearing on a replat to create Lots 1G & 2G, Block 27, Original Town of Mansfield, being a revision of Block 27, Original Town of Mansfield, as recorded in Volume 63, Page 53, Plat Records Tarrant County, TX, addressed at 207 S. 2nd Ave.
- D. ZC#17-021: Public hearing for a change of zoning from C-2 Community Business District to PD Planned Development District for eating place without drive-through service on approximately 2.069 acres located at 1768 & 1770 N. U.S. 287

5. COMMISSION ANNOUNCEMENTS

6. STAFF ANNOUNCEMENTS

7. ADJOURNMENT OF MEETING

8. NEXT MEETING DATE: November 6, 2017

I certify that the above agenda was posted on the bulletin board next to the main entrance of City Hall on **Thursday, October 12, 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.

*City of Mansfield
Planning and Zoning Commission
Agenda Items for October 16, 2017*

**ZC#17-021: 1768-1770 N US 287
Saltgrass Steak House
C-2 to PD**

**SD#17-041: Bower Ranch, Phase 3
86 residential lots**

**SD#17-043: 204 S. 2nd Ave.
2 residential lots**

**SD#17-044: 207 S. 2nd Ave.
2 residential lots**

