

## AGENDA

### PLANNING AND ZONING COMMISSION CITY OF MANSFIELD, TEXAS CITY HALL COUNCIL CHAMBERS MONDAY, MARCH 19, 2018, 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#18-006: Final Plat of Lots 1-3, Block 1, Vistas of Walnut Ridge

#### END OF CONSENT AGENDA

#### 5. PUBLIC HEARINGS:

- A. SD#18-003: Public hearing on a replat to create Lots 12R-1 and 12R-2, Block 1, Fielderdale Farms
- B. ZC#18-005: Public hearing Assigning PD Planned Development District zoning for single-family residential uses to approximately 34.149 acres and PR Pre-Development District zoning to approximately 1.995 acres, altogether totaling approximately 36.144 acres of land situated in the Edward West Survey, Abstract No. 917, and the Seth M. Blair Survey, Abstract No. 72, Johnson County, TX, generally located south of Ellis St. (CR 516) and west of Hardy St. (CR 623)
- C. ZC#18-006: Change of zoning from SF-7.5/12, Single-Family Residential District to PD, Planned Development District for single-family residence use on approximately 0.41 acres located at 508 W Kimball St.
- D. ZC#18-008: Change of zoning from PD Planned Development District to PD Planned Development District for retail and commercial uses for property known as Lot 1, Galloway Addition, and approximately 30.7586 acres out of the H. Odele Survey, Abstract No. 1196 & John Robertson Survey, Abstract No. 1317, Tarrant County, TX, totaling approximately 33.7616 acres generally located at the southeast corner of U.S. 287 & E Broad St and the west side of N Mitchell Rd.

#### 6. COMMISSION ANNOUNCEMENTS

#### 7. STAFF ANNOUNCEMENTS

#### 8. ADJOURNMENT OF MEETING

#### 9. NEXT MEETING DATE: April 2, 2018

I certify that the above agenda was posted on the bulletin board next to the main entrance of City Hall on **Thursday, March 15, 2018**, 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 March 19, 2018

**SD#18-006: Vistas of Walnut Ridge**  
**3 non-residential lots**

## ZC#18-008: PD to PD for retail and commercial uses

**ZC#18-006: SF-7.5/12 to PD for  
single-family residential – 1 lot**

**SD#18-003: Fielderdale Farms  
2 Residential Lots (Mansfield ETJ)**

**ZC#18-005: PD for single-family residential uses and PR for 1 lot**