

## AGENDA

### PLANNING AND ZONING COMMISSION CITY OF MANSFIELD, TEXAS CITY HALL COUNCIL CHAMBERS MONDAY, AUGUST 6, 2018, 5:00 PM

#### 1. CALL TO ORDER

#### 2. JOINT WORK SESSION WITH THE CITY COUNCIL IN THE MULTI-PURPOSE ROOM AT CITY HALL:

- A. Discussion Regarding Food Truck Regulations
- B. Discussion Regarding 12/22 Zoning Issues
- C. Discussion Regarding Legal Issues Associated with Zoning
- D. Discussion Regarding Vested Rights
- E. Discussion Regarding Various Zoning Issues

#### RECONVENE INTO REGULAR MEETING IN THE COUNCIL CHAMBERS

#### 3. APPROVAL OF LAST 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 yellow "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#18-012: Final Plat of Queensgate

#### END OF CONSENT AGENDA

#### 6. PUBLIC HEARINGS:

- A. ZC#18-011: Public hearing for a change of zoning from C-2 Community Business District to PD Planned Development District for Single-Family Attached Townhomes on approximately 0.885 acres out of Lot 4, Block 1, Cooper Square and approximately 7.155 acres out of the T.O. Harris Survey, Abstract No. 645, totaling approximately 8.05 acres located at 1400-1420 Turner Warnell Road
- B. ZC#18-018: Public hearing for a request for a Specific Use Permit for Eating Place with Drive-Through Service on approximately 1.28 acres out of the Jacob Back Survey, Abstract No. 126, generally located on the north side of E. Broad St., the east side of Cannon Dr., and the west side of SH 360

#### 7. COMMISSION ANNOUNCEMENTS

#### 8. STAFF ANNOUNCEMENTS

#### 9. ADJOURNMENT OF MEETING

#### 10. NEXT MEETING DATE: August 20, 2018

I certify that the above agenda was posted on the bulletin board next to the main entrance of City Hall on **Thursday, August 2, 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 August 6, 2018*

**ZC#18-011: C-2 to PD for single-family attached townhomes  
69 residential lots**

**SD#18-012: Queensgate  
38 residential lots**

**ZC#18-018:  
Hat Creek Burger Co.  
SUP Request**