

AGENDA

PLANNING AND ZONING COMMISSION CITY OF MANSFIELD, TEXAS CITY HALL COUNCIL CHAMBERS MONDAY, OCTOBER 15, 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. PUBLIC HEARINGS:

- A. SD#18-005: Public hearing on a replat to create Lots 1R, 2 & 3, Block 1, Hunters Pointe Addition
- B. ZC#17-010: Public hearing for a change of zoning from PR Pre-Development District and I-1 Light Industrial District to PD Planned Development District for I-1 Light Industrial uses on approximately 155.223 acres out of the J. Wheeler Survey, Abstract No. 571, Johnson Co, TX, generally located at the southeast corner of Easy Dr. & 7th Ave. and 14.395 acres out of the W. Styles Survey, Abstract No. 791, Johnson Co, TX, generally located at the northwest corner of Hanks Dr. & 7th Ave., altogether totaling approximately 169.618 acres
- C. ZC#18-020: Public hearing for a change of zoning from PR Pre-Development District and I-1 Light Industrial District to PD Planned Development District for single-family residential and C-2 community business uses on approximately 185.644 acres out of the B.B.B. & C.R.R. Survey, Abstract No. 83, the A. Bedford Survey, Abstract No. 60, and the P. George Survey, Abstract No. 299, Johnson Co., TX, generally located at 1601 & 1651 Bedford St. and 1621 Lone Star Rd.
- D. ZC#18-022: Public hearing for a change of zoning from SF-7.5/12 Single-Family Residential District to PD Planned Development District for single-family residential uses on approximately 1.3 acres being a portion of Lot 5, Block 3 of the Original Town of Britton, generally located at 913 Cope St.
- E. ZC#18-023: Public hearing for a change of zoning from SF-7.5/12 Single-Family Residential District to PD Planned Development District for single-family residential uses on approximately 0.28 acres known as Lot 18, Block 5 of the Hillcrest Addition, generally located at 801 Stell Ave.
- F. ZC#18-025: Public Hearing and review of a Concept Plan for a proposed change of zoning change from PR, Pre-Development District to PD for single-family residential and commercial uses by Bluebonnet Acquisitions on approximately 91.69 acres out of the M.D. Dickey Survey, Abstract 195 and T.J. Hanks Survey, Abstract 1109, Johnson County, and the M.D. Dickey Survey, Abstract 1986 and T.J. Hanks Survey, Abstract 644, Tarrant County, TX, generally located at the southeast corner of the intersection of W. Broad Street and Lillian Road and south of the intersection of Retta Road and W. Broad Street.

5. DISCUSSION ITEMS:

- A. OA#18-002(A): Discussion on a proposed amendment of the Zoning Ordinance to increase the minimum floor area for houses in the SF-12/22, PR, SF-9.6/20 and SF-8.4/18 zoning districts
- B. OA#18-002(B): Discussion on a proposed amendment of Section 4600.D.15 of the Zoning Ordinance to revise the regulations on reduced size lots
- C. OA#18-003: Discussion on a proposed amendment of Section 6300.E.6 of the Zoning Ordinance to revise the criteria for a Special Exception to allow an increase in the maximum allowable area or height, or a reduction of the minimum setback requirements for accessory buildings or structures on lots of 8,400 square feet or larger

6. COMMISSION ANNOUNCEMENTS

7. STAFF ANNOUNCEMENTS

8. ADJOURNMENT OF MEETING

9. NEXT MEETING DATE: November 5, 2018

I certify that the above agenda was posted on the bulletin board next to the main entrance of City Hall on **Thursday, October 11, 2018**, 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.

SD#18-005: Hunters Pointe Addition
3 commercial lots

**ZC#18-023: SF-7.5/12 to PD for
single-family residential uses
2 residential lots**

ZC#18-025: Silver Oak Concept Plan
182 residential lots

**ZC#17-010: PR and I-1 to PD for
I-1 light industrial uses
169.62 acres**

ZC#18-020: PR and I-1 to PD for single-family residential and C-2uses 540 residential lots; 1 commercial lot

**ZC#18-022: SF-7.5/12 to PD for
single-family residential uses
7 residential lots**