

AGENDA

**PLANNING AND ZONING COMMISSION
CITY OF MANSFIELD, TEXAS
CITY HALL COUNCIL CHAMBERS
MONDAY, NOVEMBER 5, 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. ZC#18-024: Public hearing for a request for a Specific Use Permit for a Gasoline Service Station on approximately 1.209 acres known as Lot 1, Block 48, Somerset Addition, generally located at the southeast corner of US 287 & Barrington Way
- B. ZC#18-026: Public hearing for a change of zoning from PD Planned Development District to PD Planned Development District for a Church and Associated Uses on approximately 7.59 acres known as Lot 6R, Block 4, Hillcrest West Addition and approximately 4.74 acres out of the W.C. Price Survey, Abstract No. 1240, Tarrant County, TX, totaling approximately 12.33 acres located at 500 & 600 E. Dallas Street, 310 Graves Street, and 303 & 305 S. Waxahachie Street
- C. OA#18-002(A): Public hearing and consideration of a proposed amendment of Section 4500.B 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
- D. OA#18-002(B): Public hearing and consideration of a proposed amendment of Section 4600.D.15 of the Zoning Ordinance to revise the regulations on reduced size lots
- E. OA#18-003: Public hearing and consideration of 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 12,000 square feet or larger

5. COMMISSION ANNOUNCEMENTS

6. STAFF ANNOUNCEMENTS

7. ADJOURNMENT OF MEETING

8. NEXT MEETING DATE: November 19, 2018

I certify that the above agenda was posted on the bulletin board next to the main entrance of City Hall on **Thursday, November 1, 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.

