



CITY OF MANSFIELD

1200 E. Broad St.
Mansfield, TX 76063
mansfieldtexas.gov

Meeting Agenda

Planning and Zoning Commission

Monday, March 16, 2020

6:00 PM

City Hall Council Chambers

1. **CALL TO ORDER**

2. **RECESS INTO EXECUTIVE SESSION**

Pursuant to Section 551.071, Texas Government Code, the Commission reserves the right to convene in Executive Session(s), from time to time as deemed necessary during this meeting for any posted agenda item, to receive advice from its attorney as permitted by law.

3. **APPROVAL OF MINUTES**

[20-3491](#) Approval of the February 18, 2020, Planning and Zoning Commission Minutes

4. **CITIZENS 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 blue "Appearance Card" located at the entry to the Chambers and present it to the Planning Secretary.

5. **CONSENT AGENDA**

[20-3494](#) SD#20-009: Preliminary Plat of Ladera at The Reserve; John Delin of M R Ladera, LLC

Attachments: [Location Map.pdf](#)
[Approved Development Plan.pdf](#)
[Preliminary Plat.pdf](#)

[20-3495](#) SD#19-066: Final Plat of Lot 1, Block A, Ladera at The Reserve Phase I; John Delin of M R Ladera, LLC

Attachments: [Location Map.pdf](#)
[Final Plat.pdf](#)

6. **PUBLIC HEARINGS**

[20-3487](#) SD#20-001: Public hearing on a replat to create Lot 6R1, Block 1,

Oakdale Addition, on 0.664 acres located at 1779 Callender Rd.; Vanessa Solis of VS Builders, Inc.

Attachments: [Maps and Supporting Information.pdf](#)

[Previously Approved Plat.pdf](#)

[Replat.pdf](#)

[20-3493](#)

SD#19-046: Public hearing on a replat to create Dolce Vita at Mansfield, being a revision of Lot 10 and portions of Lots 1 & 9, Blk 1, Oakdale Addition

Attachments: [Maps and Supporting Information.pdf](#)

[Previously Approved Plat.pdf](#)

[Approved Development Plan.pdf](#)

[Preliminary Plat.pdf](#)

[20-3489](#)

ZC#20-002: Public Hearing to consider a Historic Landmark Overlay District Classification for the Ralph S. Man Homestead on approximately 1.433 acres located at 604 W. Broad Street; Art Wright, City Historic Preservation Officer, on behalf of the City of Mansfield, property owner

Attachments: [Maps and supporting information.pdf](#)

[Exhibit A.pdf](#)

[Master Plan Map.pdf](#)

[Photographs of Man Homestead.pdf](#)

[20-3490](#)

ZC#20-003: Public hearing for a change of zoning from SF-8.4/16 Single-Family Residential District to PD Planned Development District for professional & medical office uses, boutique retail shops, and artist studio uses on approximately 0.379 acres known as a portion of Block 10, Original Town of Mansfield, located at 310 E. Broad St.; Ernst Realty Investment

Attachments: [Maps and Supporting Information.pdf](#)

[Exhibit A.pdf](#)

[Exhibit B.pdf](#)

7. SUMMARY OF CITY COUNCIL ACTIONS

[20-3492](#)

Summary of City Council Actions

8. COMMISSION ANNOUNCEMENTS

9. STAFF ANNOUNCEMENTS

10. ADJOURNMENT OF MEETING

11. NEXT MEETING DATE: Monday, April 6, 2020

I certify that the above agenda was posted on the bulletin board next to the main entrance of City Hall on Thursday, March 12, 2020, 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,

* 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.