



# CITY OF MANSFIELD

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

## Meeting Agenda

### Planning and Zoning Commission

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Monday, June 1, 2020

6:00 PM

City Hall Council Chambers

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**PARTICIPATION IN THIS MEETING WILL BE AVAILABLE BY VIDEO  
CONFERENCING.**

To participate, please register at

[https://mansfieldtexas.zoom.us/webinar/register/WN\\_H05MWzvKTTG7hrh8MLBNww](https://mansfieldtexas.zoom.us/webinar/register/WN_H05MWzvKTTG7hrh8MLBNww)

by 6:00 pm on Monday, June 1, 2020 or join by telephone at  
1-888-788-0099 (Toll Free). When you call into the meeting, provide the  
Webinar ID number and password below:

**Webinar ID: 954 0070 1189**

**Password: 015324**

**Citizen comments on any agenda item for the June 1, 2020 Planning and  
Zoning Commission meeting may also be submitted by email at  
planning@mansfieldtexas.gov. All comments must be received by 12:00  
noon, Monday, June 1, 2020, for presentation to the Commissioners  
prior to the meeting.**

**1. CALL TO ORDER**

**2. APPROVAL OF MINUTES**

[20-3562](#)

Minutes - Approval of the May 4, 2020 Planning and Zoning Commission  
Meeting Minutes

**Attachments:** [05-04-20 Meeting Minutes](#)

**3. 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.*

**4. CONSENT AGENDA**

[20-3573](#) SD#20-018: Preliminary Plat of the View at the Reserve on approximately 108.10 acres by Sowell Reserve Associates L.P, owner; Trendmaker Homes DFW LLC, developer; and LJA Engineering, engineer

**Attachments:** [Location Map.pdf](#)  
[Approved Detailed Site Plan.pdf](#)  
[Preliminary Plat.pdf](#)

**5. PUBLIC HEARINGS**

[20-3578](#) SUP#20-005: Public hearing for a request for a Specific Use Permit for apartments on approximately 8.08 acres known as Lot 3 and a portion of Lot 2R, Block 1, THR RTC, located at 269 N. SH 360; David S. Kulkarni of Guefen Development Partners, LLC on behalf of Jon M. Sullivan, Jr. of Texas Health Resources

**Attachments:** [Maps and Supporting Information.pdf](#)  
[Exhibit A - Property Description.pdf](#)  
[Exhibit B - Site Plan and Floor Plans.pdf](#)  
[Exhibit C - Elevations and Perspectives.pdf](#)  
[Exhibit D - Landscape and Hardscape Plan.pdf](#)  
[Exhibit E - Signage Plan.pdf](#)  
[Conceptual approval of access points from TXDOT.pdf](#)  
[Concurrence from Sweeney Tract for shared access.pdf](#)  
[Correspondence with Summit Midstream regarding pipeline crossings.pdf](#)

**6. COMMISSION ANNOUNCEMENTS**

**7. STAFF ANNOUNCEMENTS**

**8. ADJOURNMENT OF MEETING**

**9. NEXT MEETING DATE: Monday, June 15, 2020**

I certify that the above agenda was posted on the bulletin board next to the main entrance of City Hall on May 28, 2020, 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,

\* 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.