



CITY OF MANSFIELD

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

Meeting Agenda

Planning and Zoning Commission

Tuesday, September 8, 2020

6:00 PM

City Hall Council Chambers

PARTICIPATION IN THIS MEETING WILL BE AVAILABLE IN PERSON OR BY VIDEO CONFERENCING. To participate by video, please register at

https://mansfieldtexas.zoom.us/webinar/register/WN_onGC4n0pROi8T0QxZLIhvg

by 6:00 pm on Monday, September 8, 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: 994 8723 2513

Passcode: 104735

Citizen comments on any agenda item for the September 8, 2020 Planning and Zoning Commission meeting may be submitted by email at planning@mansfieldtexas.gov. All comments must be received by 12:00 noon, Monday, September 8, 2020, for presentation to the Commissioners prior to the meeting.

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**

[20-3719](#)

Minutes - Approval of the August 17, 2020 Planning and Zoning Commission Meeting Minutes

Attachments: [08-17-20 Meeting Minutes.pdf](#)

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. OTHER AGENDA ITEMS

[20-3723](#) SD#19-046: Consideration of an extension of the expiration date for a Preliminary Plat of Dolce Vita at Mansfield; Jamie Hora of Terra Associates, Inc. on behalf of John Pierret and Dr. Bernardo Pana of Dolce Vita at Mansfield, LLC and Mark Grawe of Eagle Ridge Energy II, LLC

Attachments: [Letter of Request.pdf](#)
[Approved Preliminary Plat.pdf](#)

6. PUBLIC HEARINGS

[20-3721](#) ZC#20-012: 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 and accessory dwelling uses on approximately 0.258 acres known as a portion of Lot 1, Block 29, Original Town of Mansfield, located at 106 S. 2nd Ave.; Sheri Bumgardner of SSB Designs, Inc. on behalf of Janell Pendergast and Brian Clettenberg

Attachments: [Maps and Supporting Information.pdf](#)
[Exhibit A - Metes & Bounds Legal Description.pdf](#)
[Exhibit B - Development Plan & Regulations.pdf](#)
[Exhibit C - Elevations & Floor Plan.pdf](#)

[20-3720](#) ZC#20-013: Public hearing for a zoning change from SF-7.5/12, Single-Family Residential District to PD, Planned Development District for Multi-family residential uses on approximately 0.535 acres located at 505 W. Kimball Street; Ben Hartman, owner/developer

Attachments: [Map and Supporting Documents.pdf](#)
[Exhibit A.pdf](#)
[Exhibits B-E.pdf](#)

[20-3718](#) SD#20-029: Public Hearing and Consideration of an Appeal of the Disapproval of Case No. SD#20-029: Lots 1 through 24, Block 1, Legacy Estates, Addressed at 2305 and 2306 Alicia Court, by Rockwater Developments, LLC, owner; DeOtte Inc., engineer; and Kaz Surveying, Inc., surveyor

Attachments: [Maps and Supporting Information.pdf](#)
[Applicant's Written Response \(Appeal\).pdf](#)
[Letters in Protest.pdf](#)
[Protest Map.pdf](#)
[Variance Request Letter.pdf](#)
[Previously Approved Plat.pdf](#)

[Final Plat.pdf](#)

[20-3722](#)

ZC#20-009: Public hearing for a change of zoning from C-2 Community Business District to PD Planned Development District for single-family residential attached townhome uses on approximately 12.638 acres out of the M. Rockerfellow Survey, Abstract No. 1267, Tarrant County, TX, located at 1675 N. Main St.; Brian Cotter of Cotter Associates, LLC on behalf of Adlai Pennington of MKP Associates, Inc. (developer) and Randy Hague of Valdar Properties #4, LLC (owner)

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

[Exhibit A - Property Description.pdf](#)

[Exhibit B - Development Plan.pdf](#)

[Exhibit C - Enhanced Entryway Plan.pdf](#)

[Exhibit D - Landscape Plan.pdf](#)

[Exhibit E - Elevations & Floor Plans.pdf](#)

7. **COMMISSION ANNOUNCEMENTS**
8. **STAFF ANNOUNCEMENTS**
9. **ADJOURNMENT OF MEETING**
10. **NEXT MEETING DATE: Monday, September 21, 2020**

I certify that the above agenda was posted on the bulletin board next to the main entrance of City Hall on September 3, 2020, in accordance with Chapter 551 of the Texas Government Code.

Art Wright, Planner II

* 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.