



CITY OF MANSFIELD

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

Meeting Agenda

Planning and Zoning Commission

Monday, September 21, 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_zBXW78zUQGGrROpludG5Q

by 6:00 pm on Monday, September 21, 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: 990 5342 9085

Passcode: 687732

Citizen comments on any agenda item for the September 21, 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 21, 2020, for presentation to the Commissioners prior to the meeting.

1. CALL TO ORDER

2. APPROVAL OF MINUTES

[20-3765](#)

Minutes - Approval of the September 8, 2020 Planning and Zoning Commission Meeting Minutes

Attachments: [09-08-20 Meeting Minutes.pdf](#)

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

[20-3752](#) SD#19-060: Final Plat of Birdsong Addition, Phase 1; JBI Partners, Inc, surveyor/engineer, and First Texas Homes, Inc., owner

Attachments: [Location Map.pdf](#)

[Approved Preliminary Plat.pdf](#)

[Final Plat.pdf](#)

5. **PUBLIC HEARINGS**

[20-3762](#) SD#20-043: Public hearing on a replat to create Lots 5R, 6, and 7, Block 1, Brentwood Park, Section Two on 3.195 acres located at 733 N US 287; Bannister Engineering, engineer/surveyor; Jim Tally, owner

Attachments: [Previously Approved Plat.pdf](#)

[Replat.pdf](#)

[20-3763](#) ZC#20-009: Public hearing continuation on 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)
(Tabled from the September 7, 2020, Planning and Zoning Commission meeting)

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](#)

[20-3764](#) SUP#20-014: Public hearing for a request for a Specific Use Permit for a crematorium on approximately 1.478 acres known as Lot 4R1, Block C, Hillcrest Business Park, located at 1556 Heritage Pkwy.; Christie Moore of Mansfield Funeral Home & Cremations

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

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

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

[Exhibit C - Elevations & Floor Plan.pdf](#)

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

[Letter from Applicant Regarding Impact Mitigation.pdf](#)

[20-3753](#) OA#20-001: Public hearing to consider proposed amendments of Sections 2200B, 4400.B Table G and 7800.B.38 of the Zoning Ordinance to create a Body Art & Piercing Studio Use; to permit such use in the I-1

and I-2 zoning districts; to require a Specific Use Permit in C-2 and C-3 zoning districts; and to establish separation criteria from such use from certain other land uses

Attachments: [Draft Ordinance.pdf](#)

[Draft Table G.pdf](#)

[20-3761](#)

OA#20-002: Public hearing to consider proposed amendments of Sections 5100.E.7, 5100.F.19, 6100.D.8 and 6400.D.8 to revise the submittal requirements for applications for Concept Plans, Planned Developments, Specific Use Permits and Industrial Use Permits.

Attachments: [Draft Ordinance.pdf](#)

6. **COMMISSION ANNOUNCEMENTS**
7. **STAFF ANNOUNCEMENTS**
8. **ADJOURNMENT OF MEETING**
9. **NEXT MEETING DATE: Monday, October 5, 2020**

I certify that the above agenda was posted on the bulletin board next to the main entrance of City Hall on September 15, 2020, in accordance with Chapter 551 of the Texas Government Code.

Lisa Sudbury, Assistant Director of Planning

* 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.