



# CITY OF MANSFIELD

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

## Meeting Agenda

### Planning and Zoning Commission

---

Monday, October 5, 2020

5:30 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\\_zBXW78zUQGGNrROpludG5Q](https://mansfieldtexas.zoom.us/webinar/register/WN_zBXW78zUQGGNrROpludG5Q)

by 5:30 pm on Monday, October 5, 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: 939 8820 8997

Passcode: 611606

Citizen comments on any agenda item for the October 5, 2020, Planning and Zoning Commission meeting may be submitted by email at [planning@mansfieldtexas.gov](mailto:planning@mansfieldtexas.gov). All comments must be received by 12:00 noon, Monday, October 5, 2020, for presentation to the Commissioners prior to the meeting.

1. **CALL TO ORDER**

2. **WORKSESSION**

Discussion and Presentation on the 2020 Parks, Recreation, Open Space and Trails Master Plan

3. **6:00 PM OR IMMEDIATELY FOLLOWING WORKSESSION - RECONVENE INTO REGULAR BUSINESS SESSION**

4. **APPROVAL OF MINUTES**

[20-3799](#)

Minutes - Approval of the September 21, 2020 Planning and Zoning Commission Meeting Minutes

**Attachments:** [09-21-20 Meeting Minutes.pdf](#)

5. **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.

## 6. **PUBLIC HEARINGS**

[20-3791](#)

ZC#20-009: Public hearing continuation 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.pdf](#)

## 7. **DISCUSSION ITEMS**

Discussion and Presentation on the Role and Responsibilities of the Planning and Zoning Commissioners

## 8. **COMMISSION ANNOUNCEMENTS**

## 9. **STAFF ANNOUNCEMENTS**

## 10. **ADJOURNMENT OF MEETING**

## 11. **NEXT MEETING DATE: Monday, October 19, 2020**

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