



CITY OF MANSFIELD

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

Meeting Agenda - Final

Planning and Zoning Commission

Monday, December 7, 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_WcoQYY44Riy5dhDoij_X_Q

by 6:00 pm on Monday, December 7, 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: 982 0049 6733

Passcode: 319139

Citizen comments on any agenda item for the December 7, 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, December 7, 2020, for presentation to the Commissioners prior to the meeting.

1. CALL TO ORDER

2. APPROVAL OF MINUTES

[20-3893](#)

Minutes - Approval of the November 16, 2020 Planning and Zoning Commission Meeting Minutes

Attachments: [Meeting Minutes 02-Dec-2020.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. RECOGNITION OF SERVICE

Wayne Wilshire

5. CONSENT AGENDA

[20-3890](#) SD#19-025: Final Plat of M3 Ranch Phase 1A and 1B, on approximately 131.183 acres by Set Back Partners, owner; Hanover Property Co., developer; and LJA Engineering, engineer

Attachments: [Location Map.pdf](#)

[Approved Preliminary Plat.pdf](#)

[Final Plat.pdf](#)

6. PUBLIC HEARINGS

[20-3892](#) SD#20-048: Public Hearing of a Final Plat of Lots 1, 2X, 3X and 4, Block 1, Mansfield DDF4; Goodwin and Marshall, Inc., engineer/surveyor; Seefried Industrial Properties, Inc., developer; and Mansfield Economic Development Corporation, owner

Attachments: [Location Map.pdf](#)

[Previously Approved Plat.pdf](#)

[Final Plat.pdf](#)

[20-3888](#)

ZC#20-015: Public hearing for a change of zoning from SF-7.5/16 Single-Family Residential District to PD Planned Development District for professional & medical office, retail, personal service, artist studio, and eating place without drive-thru service uses on approximately 0.46 acres known as Lots 3 & 8, Block 4, Original Town of Mansfield, located at 105 N 1st Ave.; Matthew Crocker

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

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

[Exhibit B - Development Plan, Elevations, and Regulations.pdf](#)

7. OTHER AGENDA ITEMS

[20-3891](#) Consideration and Possible Action to Suspend the Rules of Procedure of the Planning and Zoning Commission to Cancel the December 21, 2020 Meeting

8. COMMISSION ANNOUNCEMENTS**9. STAFF ANNOUNCEMENTS****10. ADJOURNMENT OF MEETING****11. NEXT MEETING DATE:Monday, January 4, 2021**

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

Jennifer Johnston, Development Coordinator

* 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.