



# CITY OF MANSFIELD

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

## Agenda - Final

### Planning and Zoning Commission

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Monday, March 1, 2021

6:00 PM

City Hall Council Chambers

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**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\\_DEg2JezFQ6yUGw\\_rsikqpg](https://mansfieldtexas.zoom.us/webinar/register/WN_DEg2JezFQ6yUGw_rsikqpg)**

**by 6:00 pm on Monday, March 1, 2021 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: 955 6205 6703**

**Passcode: 686957**

**Citizen comments on any agenda item for the March 1, 2021, 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, March 1, 2021, for presentation to  
the Commissioners prior to the meeting.**

**1. CALL TO ORDER**

**2. APPROVAL OF MINUTES**

**[21-3968](#)**

Minutes - Approval of the February 16, 2021 Planning and Zoning  
Commission Meeting Minutes

**Attachments:** [Meeting Minutes for 02-16-2021.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. PUBLIC HEARINGS**

**[21-3954](#)**

ZC#20-021: Public hearing continuation for a change of zoning from  
SF-7.5/12 Single-Family Residential District to PD Planned Development

District for single-family residential attached townhome uses on approximately 2.997 acres known as Lot 15, Mount Zion Estates, located at 301 Sayers St.; Michael Thomas of MJ Thomas Engineering, LLC (engineer) on behalf of Christine Panagopoulos of Trinity Habitat for Humanity (owner/developer)

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

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

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

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

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

**5. DISCUSSION ITEMS**

[21-3967](#) Discussion on the Public Hearing Notification Requirements for Zoning Cases

**6. COMMISSION ANNOUNCEMENTS**

**7. STAFF ANNOUNCEMENTS**

**8. ADJOURNMENT OF MEETING**

**9. NEXT MEETING DATE:Monday, March 15, 2021**

I certify that the above agenda was posted on the bulletin board next to the main entrance of City Hall on February 24, 2021, in accordance with Chapter 551 of the Texas Government Code.

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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.