



CITY OF MANSFIELD

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

Meeting Agenda - Final

Planning and Zoning Commission

Monday, April 5, 2021

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_ns5TWzqIS_a4zOQ9JnNNeg

by 6:00 pm on Monday, April 5, 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: 979 9232 8465

Passcode: 026404

Citizen comments on any agenda item for the April 5, 2021, Planning and Zoning Commission meeting may be submitted by email at planning@mansfieldtexas.gov. All comments must be received by 12:00 noon, Monday, April 5, 2021, for presentation to the Commissioners prior to the meeting

1. CALL TO ORDER

2. APPROVAL OF MINUTES

[21-4005](#)

Minutes - Approval of the March 15, 2020 Planning and Zoning Committee Meeting Minutes

Attachments: [Meeting Minutes 03-15-2021pdf.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

[21-4004](#)

SUP#21-001: Public hearing for a request for a Specific Use Permit for

apartments on approximately 12.869 acres out of the E. McAnear Survey, Abstract No. 1005, Tarrant County, TX, located at the southeast corner of Regency Pkwy. and Nahvi Rd.; Ryan Conway of JLB Partners (developer) on behalf of Mike Sellers of First Baptist Church, Michael P. Collini, and John C. Arnold of Fifteen Oaks Mansfield, L.P. (owners)

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

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

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

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

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

[Exhibit E - Signage Plan.pdf](#)

[21-4006](#)

ZC#21-003: Public hearing for a change of zoning from PR Pre-Development District to PD Planned Development District for single-family residential uses on approximately 4 acres out of the Ray Grevious Survey, Abstract No. 1307, Tarrant County, TX, located at 2349 N. Holland Rd.; Jeff Linder of Bannister Engineering (engineer) on behalf of Mouaz Allababidi of Allababidi Foundation, 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 and Screening Plan.pdf](#)

[Exhibit E - Residential Elevations.pdf](#)

[Driveway Acceptance Letter.pdf](#)

[Letter of Opposition.pdf](#)

5. OTHER AGENDA ITEMS

[21-4010](#)

SD#20-026: Final Plat of Somerset Addition, Phase III, on 53.744 acres located at 2201 Chambers Street by Bloomfield Homes, L.P., owner/developer; and LJA Surveying, surveyor

Attachments: [Location Map.pdf](#)

[Letter of Request.pdf](#)

[Approved Preliminary Plat.pdf](#)

[Final Plat.pdf](#)

6. COMMISSION ANNOUNCEMENTS

7. STAFF ANNOUNCEMENTS

8. ADJOURNMENT OF MEETING

9. NEXT MEETING DATE: Monday, April 19, 2021

I certify that the above agenda was posted on the bulletin board next to the main entrance of City Hall on April 1, 2021 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.