



# CITY OF MANSFIELD

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

## Meeting Agenda - Final

### Planning and Zoning Commission

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Monday, June 7, 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\\_ENFgch9rT7yVPOVGZinJdQ](https://mansfieldtexas.zoom.us/webinar/register/WN_ENFgch9rT7yVPOVGZinJdQ)**

**by 6:00 pm on Monday, June 7, 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: 934 3903 3243**

**Passcode: 035092**

**Citizen comments on any agenda item for the June 7, 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, June 7, 2021, for presentation to  
the Commissioners prior to the meeting.**

**1. CALL TO ORDER**

**2. APPROVAL OF MINUTES**

[21-4104](#)

Minutes - Approval of the May 17, 2021 Planning and Zoning Commission  
Meeting Minutes

**Attachments:** [Meeting Minutes 05-17-2021.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. CONSENT AGENDA**



[21-4110](#) SD#20-053: Final Plat of Watson Branch Phase 1 being 34.039 acres generally located north of Mouser Way, east of House Road and approximately 1,500 feet west of US 287 by Realty Capital Management, owner/developer and Grantham & Associates, Inc., engineer/surveyor

**Attachments:** [Location Map.pdf](#)

[Final Plat.pdf](#)

[21-4113](#) SD#21-012: Final plat of Lot 1, Block 1, Burton Place - Mansfield on 3.007 acres located at 1100 N Hyview Road by Herbert S. Beasley Land Surveyors, L.P., surveyor; Tracy Smith and Marcus R. Burton, owners

**Attachments:** [Final Plat.pdf](#)

[Location Map - Burton Place.pdf](#)

## 5. **PUBLIC HEARINGS**

[21-4112](#) SD#21-025: Public hearing on a replat to create Lot 1R, Block 2, Heritage Industrial Park; Brandon Davidson of Corwin Engineering, Inc. (engineer/surveyor) on behalf of Charles Nickson of Nickson Heritage Industrial LLC (owner/developer)

**Attachments:** [Location Map.pdf](#)

[Previously Approved Plat.pdf](#)

[Replat.pdf](#)

[21-4111](#) ZC#21-005: Public hearing on a change of zoning from SF-7.5/16 and SF-12/22 Single-Family Residential Districts to PD Planned Development District for Single-Family Residential Uses on approximately 47.72 acres out of the Arthur Gibson Survey, Abstract No. 302; Johnson County, Texas, generally located approximately 1,650 feet east of FM 917 and approximately 2,700 feet north of Bedford Road by Ben Luedtke on behalf of M3 Ranch Development, Inc., developer and M3 Ranch Land Investment, owner

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

[Exhibits A through G.pdf](#)

## 6. **OTHER AGENDA ITEMS**

[21-4114](#) SD#21-014: Final Plat of Lots 1-2, Block 1, Saenz Estates, being 3.03 acres located on the north west corner of Cordes Road and Howell Drive; Texas Surveying Inc., surveyor and Erick and Myra Saenz, owners

**Attachments:** [Final Plat.pdf](#)

[Location Map.pdf](#)

## 7. **COMMISSION ANNOUNCEMENTS**



**8.     STAFF ANNOUNCEMENTS****9.     ADJOURNMENT OF MEETING****10.    NEXT MEETING DATE: Monday, June 21, 2021**

I certify that the above agenda was posted on the bulletin board next to the main entrance of City Hall on June 3, 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.