



CITY OF MANSFIELD

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

Meeting Agenda - Final

Planning and Zoning Commission

Monday, August 2, 2021

6:00 PM

City Hall Council Chambers

1. **CALL TO ORDER**

2. **APPROVAL OF MINUTES**

[21-4193](#) Minutes - Approval of the July 19, 2021 Planning and Zoning Commission Meeting Minutes

Attachments: [Meeting Minutes 07-19-2021.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**

[21-4194](#) SD#21-028: Final Plat of JLB Mansfield; Ryan Conway of JLB Partners, LLC (developer) and Joe Lehman of Spiars Engineering, Inc. (engineer/surveyor) on behalf of Mike Sellers of First Baptist Church of Mansfield; John C. Arnold of Fifteen Oaks Mansfield, L.P.; and Michael P. Collini (owners)

Attachments: [Location Map.pdf](#)

[Approved Site Plan.pdf](#)

[Final Plat.pdf](#)

5. **PUBLIC HEARINGS**

[21-4196](#)

SUP#21-004: Public hearing and consideration of a request for a Specific Use Permit for a Fix It Shop and Used Merchandise Store on approximately 0.837 acres being Lot 3R-1A, Block 1, Wal-Mart Neighborhood Market Addition located at 2891 Matlock Road; Cyndi Bembenek on behalf of Cheney & Mathes Properties, owner, and Ubreakifix, proposed tenant

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

[Business Description.pdf](#)

[Exhibit A.pdf](#)

[Exhibit B.pdf](#)

[Exhibit C.pdf](#)

[Exhibit D.pdf](#)

[21-4195](#)

ZC#21-004: Public hearing for a change of zoning from PR, Pre-Development District and SF-12/22, Single-Family Residential District to PD, Planned Development District for single-family residential uses on approximately 277.961 acres out of the Margaret Rockerfellow Survey, Abstract No. 1267, Tarrant County, TX, located on the south side of Newt Patterson Rd. and the Union Pacific Railroad at 1669, 1671, 1791, 1821, and 1901 Newt Patterson Rd.; Bryce Eckeberger of Kimley-Horn (engineer/planner) and Matt Johnson of WPC Acquisitions, Inc. (developer) on behalf of Minh Tran; Jacob Back, Jr.; Harvey Back; and Gregory Rawdon (owners)

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

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

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

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

[Exhibit D - Open Space, Screening, and Trail Plan.pdf](#)

[Exhibit E - Enhanced Entryway and Amenity Plans.pdf](#)

6. **COMMISSION ANNOUNCEMENTS**
7. **STAFF ANNOUNCEMENTS**
8. **ADJOURNMENT OF MEETING**
9. **NEXT MEETING DATE: Monday, August 16, 2021.**

I certify that the above agenda was posted on the bulletin board next to the main entrance of City Hall on July 29, 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.