



CITY OF MANSFIELD

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

Meeting Agenda - Final

Planning and Zoning Commission

Monday, August 16, 2021

6:00 PM

City Hall Council Chambers

IMMEDIATELY FOLLOWING THE CAPITAL IMPROVEMENT ADVISORY COMMITTEE MEETING

1. **CALL TO ORDER**

2. **APPROVAL OF MINUTES**

[21-4220](#) Minutes - Approval of the August 2, 2021 Planning and Zoning Commission Meeting Minutes

Attachments: [Meeting Minutes Aug-02-2021.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**

[21-4225](#) SD#21-033: Final Plat of Damascus Gardens, on 4.0 acres located at 2349 N. Holland Road; Bannister Engineering, LLC, engineer and Allabadidi Foundation, owner

Attachments: [Final Plat .pdf](#)

5. **PUBLIC HEARINGS**

[21-4221](#)

SUP#21-002: Public hearing for a request for a Specific Use Permit (SUP) for an Eating Place with Drive-Through Service on 0.99 acres out of the Samuel West Survey, Abstract No. 1648, Tarrant County, TX, generally located on the west side of FM 157, approximately 900 feet south of Turner Warnell Rd; 400 feet north of Rosebrook Drive; Mazidji Group, engineer; DFL Properties One, LLC, developer; Mansfield Corridor LLC, owner

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

[EXHIBIT A.pdf](#)

[EXHIBIT B - E.pdf](#)

[21-4222](#)

SUP#21-003: Public hearing for a request for a Specific Use Permit for a center for substance abuse patients on approximately 3.69 acres known as Lot 4R3-2, Block 1 of Mansfield Hospital, located at 1776 N US 287; Pat Norris of Norris Development, Inc. (project manager) and Doug Weiss of Gallus Medical (developer/business operator) on behalf of Robert Milligan and Shontea Price of Healthcare Trust of America, Inc. (owner)

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

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

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

[Exhibit C - Building Photos.pdf](#)

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

[Exhibit E - Additional Notes on Business Operations revised.pdf](#)

[21-4223](#)

ZC#21-012: Public hearing for a change of zoning from PD Planned Development District to PD Planned Development District for eating place with drive-through service uses on approximately 0.71 acres known as Lot 2, Block 1 of Broad Street Marketplace, located at 3121 E Broad St.; Hailey Vaughn of Plaza Street Partners, LLC (developer), Andrew Gribble of Kimley-Horn and Associates, Inc. (engineer/landscape architect), and Aaron King of Torgerson Design Partners (architect) on behalf of Fernando De Leon of LG Broad Cannon, LLC (owner)

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

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

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

[Exhibit C - Floor Plan, Elevations, and Perspectives.pdf](#)

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

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

[21-4224](#) OA#21-002: Public hearing to consider a proposed amendment of Sections 155.012, 155.054(B), Table F, Line 17 and 24, and 155.099 (B) (39) of the Mansfield Code of Ordinances regarding Non-Traditional Smoking Related Businesses and Tobacco Products Store.

Attachments: [Ordinance for Tobacco Products Store \(FINAL\).docx](#)

[Exhibit A Tobacco Products Store Table F.xls](#)

6. **COMMISSION ANNOUNCEMENTS**
7. **STAFF ANNOUNCEMENTS**
8. **ADJOURNMENT OF MEETING**
9. **NEXT MEETING DATE: Tuesday, September 7, 2021**

With no further business, Chairman Knight adjourned the meeting at 8:23 p.m.

Kent Knight, Chairman

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.