



CITY OF MANSFIELD

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

Meeting Agenda - Final

Planning and Zoning Commission

Tuesday, September 7, 2021

6:00 PM

City Hall Multipurpose Room

1. **CALL TO ORDER**

2. **APPROVAL OF MINUTES**

[21-4270](#) Minutes - Approval of the August 16, 2021 Planning and Zoning Commission Meeting Minutes

Attachments: [Meeting Minutes 08-16-2021.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. **CONSENT AGENDA**

[21-4271](#) SD#21-040: Final Plat of Lots 3, 4, 5 and 6, Block 1, Long Estates, being 3.563 acres located at 4525 E. Broad Street; Coombs Land Surveying, surveyor, and Felix Wong on behalf of Hiep Duc Tran and Hanh Thu Nguyen, owners

Attachments: [Location Map.pdf](#)

[Final Plat.pdf](#)

[21-4272](#) SD#21-034: Final Plat of Lots 1 and 2, Block 1, Regency Addition on 6.102 acres located at 76 Regency Parkway; Realsearch of Texas, LLC, surveyor; Texas E.R. Medical Billing, Inc., owner

Attachments: [Final Plat.pdf](#)

5. **PUBLIC HEARINGS**

[21-4273](#) SD#21-041: Public Hearing on a Final Plat of Easy Drive Business Park being a revision of Lot 1, McAnier Addition and a 2.117 acre unplatted tract situated in the Elizabeth McAnier Survey, Abstract No. 571, for a total of approximately 4.330 acres; Altar Holdings, LLC, owner; G.A. Dixon Associates, engineer; Coombs Land Surveying, Inc., surveyor

Attachments: [Approved Preliminary Plat.pdf](#)
[Final Plat.pdf](#)

[21-4274](#) SUP#21-006: Public hearing and consideration of a request for a Specific Use Permit for an Auto Rental on approximately 2.754 acres being Lot 5, Block 1, Mansfield Commons located at 990 N US 287; The Commons at Walnut Creek 18, Owner; Avis Budget, proposed tenant/applicant

Attachments: [Maps and Supporting Information.pdf](#)
[Exhibit A - Property Description.pdf](#)
[Exhibit B - Site Plan and Narrative.pdf](#)
[Exhibit C - Elevations .pdf](#)
[Exhibit D - Sign Plan.pdf](#)

[21-4275](#) SUP#21-005: Public hearing for a request for a Specific Use Permit for a gasoline service station on approximately 1.168 acres known as Lot 1, Block 1 of Bridges Addition and Lot 1, Block 1 of English Park Addition, located at 1901 & 1911 FM 157; Cody Moore of CEI Engineering, Inc. (engineer) and Devan Pharis of Estacado Interests, LLC (developer) on behalf of Khawaja Haque of Hawk's Pantry Inc. and Anis G. & Nadia Khalil (owners)

Attachments: [Maps and Supporting Information.pdf](#)
[Exhibit A - Property Description.pdf](#)
[Exhibit B - Site Plan.pdf](#)
[Exhibit C - Building Elevations.pdf](#)
[Exhibit D - Landscape Plan.pdf](#)
[Exhibit E - Sign Plan.pdf](#)

[21-4276](#)

SUP#20-006: Public hearing for a request for a Specific Use Permit for a gasoline service station on approximately 1.483 acres known as Lot 1, Block 2, Newport Addition, located at 2919 N. Main St.; Cody Brooks of Bannister Engineering, LLC (engineer), Jack Romigh of Knight Group Architects (architect), and Mark Feuling of Turnkey Construction and Development Group (developer) on behalf of Akram H. Chowdhury (owner)

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

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

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

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

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

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

[21-4277](#)

ZC#21-010: Public hearing for a change of zoning from PR, Pre-Development District to PD, Planned Development District for single-family residential uses on approximately 55.899 acres out of the A. Bedford Survey, Abstract No. 60, Johnson County, TX, located at 2695 Howell Dr.; Sam Satterwhite of Engineering Concepts & Design, L.P. (engineer) and Terrance Jobe of Alluvium Development (developer) on behalf of William Troy and Brenda Sells Revocable Trust (owner)

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, Trail, and Screening Plan.pdf](#)

[Exhibit E - Enhanced Entryway Plan.pdf](#)

[Exhibit F - Building Elevations.pdf](#)

6. **COMMISSION ANNOUNCEMENTS**
7. **STAFF ANNOUNCEMENTS**
8. **ADJOURNMENT OF MEETING**
13. **NEXT MEETING DATE: Monday, September 20, 2021**

I certify that the above agenda was posted on the bulletin board next to the main entrance of City Hall on September 02, 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.