



CITY OF MANSFIELD

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

Meeting Agenda - Final

Planning and Zoning Commission

Monday, October 4, 2021

6:00 PM

City Hall Council Chambers

1. **CALL TO ORDER**

2. **APPROVAL OF MINUTES**

[21-4333](#) Minutes - Approval of the September 20, 2021 Planning and Zoning Commission Meeting Minutes

Attachments: [Meeting Minutes Sep-20-2021.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. **PUBLIC HEARINGS**

[21-4331](#) SD#21-047: Public hearing on a replat to create Lot 1R-2, Block 1, Klein Tools Addition on 65.705 acres located at 500 Klein Tools Blvd by Wier and Associates, Inc., engineer/surveyor; Klein Tools, Inc., owner

Attachments: [Previously Approved Plat.pdf](#)

[Replat.pdf](#)

[21-4334](#) SD#21-039: Replat to create Lot 1R, Block 1, Steadfast Heritage Addition being 1.537 acres located at 1700 Commerce Drive; JPH Land Surveying Inc., surveyor, Vaquero Heritage Parkway Partners LP, developer and Steadfast Heritage LLC, owner

Attachments: [Replat.pdf](#)

[21-4276](#)

SUP#20-006: Public hearing continuation 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](#)

[Letter of Opposition.pdf](#)

[Request to Table to 10.4.21.pdf](#)

[Request to Table to 10.18.21.pdf](#)

[21-4301](#)

ZC#21-008: Public hearing on a change of zoning from PR, Pre-Development District to PD, Planned Development District for Single-Family Residential Uses on approximately 11.76 acres out of the J. McDonald Survey, Abstract No. 997, generally located west of the Union Pacific railroad track, east of St Giles Drive and Cancun Drive, and approximately 120 feet north of Alpine Industrial Rd on property addressed at 6239 Newt Patterson Road; Testudo Land LLC, owner, Bayley Yandell Development LTD, developer and MMA, engineer (*Tabled from the September 20, 2021, meeting*)

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

[EXHIBIT A.pdf](#)

[EXHIBIT B.pdf](#)

[EXHIBIT C.pdf](#)

[21-4332](#)

ZC#21-015: Public hearing for change of zoning from C-2 Community Business District to PD, Planned Development District for 2F, Two Family Residential District plus triplex for a Duplex and Triplex, Attached Single-Family Development on approximately 6.56 acre tract of land situated in the Henry McGehee Survey, Abstract Number 998, located in the City of Mansfield, Tarrant Co., TX, being all of Lots 6,7,8, and 9, Matlock Center Addition and being part of a called 12.974 Acre Tract in Substitute Trustee's Deed to Kingdom Work Foundation, recorded in Instrument D214023663 located in the City of Mansfield, Tarrant Co., TX, generally located at 1701 Country Club Drive and 1107-1110 Alexis Court; Brian Cotter of Cotter Associates (planner) on behalf of Louis Scoma of Kingdom Work Foundation (owner)

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

[EXHIBIT A Property Description.pdf](#)

[EXHIBIT B Development Plan.pdf](#)

[EXHIBIT C S Enhanced Entryway Plan.pdf](#)

[EXHIBIT D Landscape Plan.pdf](#)

[EXHIBIT E Residential Elevations.pdf](#)

5. **SUMMARY OF CITY COUNCIL ACTIONS**
6. **COMMISSION ANNOUNCEMENTS**
7. **STAFF ANNOUNCEMENTS**
8. **ADJOURNMENT OF MEETING**
9. **NEXT MEETING DATE:Monday, October 18, 2021**

I certify that the above agenda was posted on the bulletin board next to the main entrance of City Hall on September 30, 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.