



# CITY OF MANSFIELD

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

## Meeting Agenda - Final

### Planning and Zoning Commission

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Monday, October 18, 2021

6:00 PM

City Hall Council Chambers

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1. **CALL TO ORDER**

2. **APPROVAL OF MINUTES**

[21-4349](#)

Minutes - Approval of the October 4, 2021 Planning and Zoning Commission Meeting Minutes

**Attachments:** [Meeting Minutes 10-04-2021.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**

[21-4274](#)

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](#)

[Applicant's Request to Table.pdf](#)

[Applicants Request to Withdraw.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, and Perspectives.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](#)

21-4350

ZC#21-009 Change of zoning from PR Pre-Development District to PD, Planned Development District for Light Industrial Use on approximately 146.48 acre tract of land situated in the William Styles Survey, Abstract No. 791; JQ Wheeler Survey, Abstract 903; and SM Kemp Survey, Abstract 492 located in the City of Mansfield, Johnson County., TX, generally bounded by S 7th Ave on the east, Jessica Dr on the west Hank St on the north and the northern boundary of M3 Ranch to the south. Blake Wilson, Stonelake Capital Partners (developer) on behalf of Mansfield ISD, Ira T. Kimbrough and Andree E. Kimbrough Real Estate LLC (owner)

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

[Exhibit A Legal Description.pdf](#)

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

[Exhibit C Building Elevations.pdf](#)

[Exhibit D Landscape Plan.pdf](#)

[Exhibit E Sign Plan.pdf](#)

5. **SUMMARY OF CITY COUNCIL ACTIONS**

6. **COMMISSION ANNOUNCEMENTS**

7. **STAFF ANNOUNCEMENTS**

8. **ADJOURNMENT OF MEETING**

**9. NEXT MEETING DATE: Wednesday, November 1, 2021**

I certify that the above agenda was posted on the bulletin board next to the main entrance of City Hall on October 14, 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.