



CITY OF MANSFIELD

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

Meeting Agenda - Final

Planning and Zoning Commission

Monday, May 16, 2022

6:00 PM

City Hall Council Chambers

1. **CALL TO ORDER**

2. **INVOCATION**

3. **PLEDGE OF ALLEGIANCE**

4. **TEXAS PLEDGE**

5. **APPROVAL OF MINUTES**

[22-4674](#)

Minutes - Approval of the May 2, 2022 Planning and Zoning Commission Meeting Minutes

Attachments: [Meeting Minutes 05-02-2022.pdf](#)

6. **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.

7. **CONSENT AGENDA**

[22-4675](#)

SD#22-015: Final Plat of Lots A, 1-13, Block 1, Benson Estates on approximately 28.568 acres in the C. Grimsley Survey, Abstract No. 632, Tarrant County, Texas, by Roger Kerbow, owner, G.A. Dixon Associates LLC, engineer and Herb S. Beasley Land Surveyors LP, surveyor

Attachments: [Location Map.pdf](#)

[Final Plat.pdf](#)

[22-4677](#) SD#22-010: Final Plat of Reserve Townhomes at Mansfield on approximately 21.034 acres by Stillwater Capital, owner/developer, BGE Inc., surveyor/engineer.

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

8. **PUBLIC HEARINGS**

[22-4655](#) OA#22-003: Continuation of Public Hearing to Consider Amending Chapter 155 of the Code of Ordinances of the City of Mansfield, "Zoning" by Amending Special Purpose District Regulations and Creating a New Section 155.073 "S, South Mansfield Arts Form-based Development District".

[22-4673](#) ZC#20-021: Public hearing for a change of zoning from SF-7.5/12 Single-Family Residential District to PD, Planned Development District for single-family residential uses on approximately 2.997 acres known as Lot 15, Mount Zion Estates, located at 301 Sayers St.; Michael Thomas of MJ Thomas Engineering, LLC (engineer) on behalf of Christine Panagopoulos of Trinity Habitat for Humanity (owner/developer)

Attachments: [Maps and Supporting Information.pdf](#)
[Exhibit A - Property Description.pdf](#)
[Exhibit B1 - Development Plan.pdf](#)
[Exhibit C1 - Elevations and Perspectives.pdf](#)
[Exhibit D1 - Landscape Plan.pdf](#)

9. **OTHER AGENDA ITEMS**

[22-4676](#) SD#22-017: Preliminary Plat of Lots 1 and 2, Block 1, Alliance Mansfield HWY 287 Industrial on approximately 35.39 acres located at 400 S. US 287 by Mansfield 34.5 Acres Highway 287 LLC owner and Weisser Engineering and Surveying, engineer/surveyor

Attachments: [Location Map.pdf](#)
[Preliminary Plat.pdf](#)

10. **SUMMARY OF CITY COUNCIL ACTIONS**

- OA 22-001- *Definitions for Articulations, Façade, and Porch*
- OA 22-002 - *Donation Box*
- ZC 21-011 – *Birdsong East*
- ZC 21-023 – *Parkside*
- Shivers*

11. **COMMISSION ANNOUNCEMENTS**

12. STAFF ANNOUNCEMENTS**13. ADJOURNMENT OF MEETING****14. NEXT MEETING DATE: Monday, June 6, 2022**

I certify that the above agenda was posted on the bulletin board next to the main entrance of City Hall on May 12, 2022 in accordance with Chapter 551 of the Texas Government Code.

Planning and Zoning Secretary

* 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.