



CITY OF MANSFIELD

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

Meeting Agenda - Final

Planning and Zoning Commission

Monday, June 6, 2022

6:00 PM

City Hall Council Chambers

1. **CALL TO ORDER**

2. **INVOCATION**

3. **PLEDGE OF ALLEGIANCE**

4. **TEXAS PLEDGE**

"Honor the Texas Flag; I Pledge Allegiance to Thee, Texas, One State Under God; One and Indivisible"

5. **APPROVAL OF MINUTES**

[22-4694](#)

Minutes - Approval of the May 16, 2022 Planning and Zoning Commission Meeting Minutes

Attachments: [Meeting Minutes May 16 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. **PUBLIC HEARINGS**

[22-4696](#)

SD#22-024: Public hearing on a replat to create Lots 4BR1, 4BR2, 5DR1, and 5DR2, Block 2, Original Town of Britton on 0.569 acres located at 906 Cope Street and 911 Noah Street; 360 Surveying, surveyor; Ben Hartman, owner

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

[Previously Approved Plat.pdf](#)

[Replat.pdf](#)

[22-4697](#) SD#22-020: Public hearing on a replat to create Lots 6R-1 and 6R-2, Block 34, Original Town of Mansfield, being a revision of a portion of Block 34, Original Town of Mansfield, according to the plat filed in Volume 63, Page 53 of the plat records of Tarrant County, TX, City of Mansfield by Christian Cole Investments LLC, owner/developer, Coombs Land Surveying, Inc. surveyor/engineer.

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

[Final Plat SD22-020 406AlvaradoReplat.pdf](#)

[22-4705](#) SD #22-025: Public hearing on a replat to create Lots 1R1, Block 1, Electronics Addition on approximately 67.577 acres located at 1000 N Main St., Mouser Electronics Inc., owner and Baird, Hampton, and Brown Engineering and Surveying, engineer/surveyor

Attachments: [Location Map.pdf](#)

[Previously Approved Plat.pdf](#)

[Replat.pdf](#)

[22-4655](#) OA#22-003: 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 Form-based Development District".

Attachments: [S, South Mansfield Form-based Development District \(06.02.2022\).pdf](#)

[22-4695](#) ZC#22-008: Public hearing for a zoning change from PD, Planned Development District to S, South Mansfield Form-Based Development District with T-3, Urban Edge Transect, T-4, Urban Transition Transect and T-5, Urban Center Transect zones on approximately 54.393 acres out of the C Vela Survey, Abstract No. 851, Johnson County, Texas, generally located at the northeast corner of South U.S. 287 and Lone Star Road; City of Mansfield, applicant; Chisholm Flats, LLC, owner

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

8. **SUMMARY OF CITY COUNCIL ACTIONS**
9. **COMMISSION ANNOUNCEMENTS**
10. **STAFF ANNOUNCEMENTS**
11. **ADJOURNMENT OF MEETING**
12. **NEXT MEETING DATE: Tuesday, June 21, 2022**

I certify that the above agenda was posted on the bulletin board next to the main entrance of City Hall on June 3, 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.