



CITY OF MANSFIELD

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

Meeting Agenda - Final

Planning and Zoning Commission

Tuesday, September 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**

[22-4871](#)

Minutes - Approval of the August 1, 2022 Planning and Zoning Commission Meeting Minutes

Attachments: [Meeting Minutes 08.01.22.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.

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**

[22-4864](#)

SD#22-027: Final Plat of Lot 1, Block 1, Alliance Mansfield HWY 287 Industrial on approximately 33.91 acres located at 400 S. US 287 by Mansfield 34.5 Acres Highway 287 LLC, owner, and Weisser Engineering & Surveying, Inc., engineer/surveyor.

Attachments: [Location Map.pdf](#)

[Approved Preliminary Plat.pdf](#)

[Final Plat.pdf](#)

[22-4865](#) SD#22-040: Final Plat of Lots 1, Block 1, JaRy Co Addition on approximately 6.113 acres located at 585 E. Debbie Lane by Cept Mansfield Properties, LLC, owner, and Bannister Engineering, LLC, engineer/surveyor

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

[22-4866](#) SD#22-042: Preliminary Plat of Lots 1 and 2, Block 1, UCS Mansfield Addition on approximately 58.729 acres located at 1500 S 2nd Avenue by United Cooperative Services, owner, and Trans Texas Surveying, engineer/surveyor

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

[22-4868](#) SD#22-018: Final Plat of Lot 1, Block 1, Happy Cherry Addition on approximately 0.497 acres located at 803 S. 2nd Avenue by Happy Cherry Investments, LLC, owner; Paredes & Garcia, engineer; Data Land Services Corp., surveyor

Attachments: [Final Plat.pdf](#)

8. **PUBLIC HEARINGS**

[22-4841](#) ZC#22-011: Public hearing for a zoning change from C-2, Community Business District to S, South Mansfield Form-Based Development District for senior housing and ground-floor commercial uses on approximately 7.31 acres out of the T. O. Harris Survey, Abstract No. 645, Tarrant Co, TX, generally located south of Turner Warnell Road and approximately 500 feet east of FM 157 on property addressed at 1420 Turner Warnell Rd.; Legacy Multifamily Development, LLC, developer, Mansfield Commercial Partners LP, owner, and First Momentum Enterprises LLC, owner

Attachments: [Maps and Supporting Information.pdf](#)
[Applicant's Letters of Support.pdf](#)
[Exhibit A.pdf](#)

[22-4869](#) ZC#22-007: Change of zoning from PR Pre-Development District to PD Planned Development District for single-family residential uses on approximately 32.352 acres out of the James McDonald Survey, Abstract No. 997, Tarrant County, TX, located at 1970 N Main. Kinney Family Living Trust, owner, Pulte Group, Developer.

Attachments: [Maps and Supporting.pdf](#)
[Kinney Tract Exhibit A - Legal Description.pdf](#)
[Kinney Tract Exhibit B-D - Development Plan \(2\).pdf](#)
[Kinney Tract Exhibit E - Elevations.pdf](#)

[22-4870](#)

OA#22-007: Public Hearing to consider proposed amendments to Chapter 155, "Zoning" to revise the definition of an accessory dwelling in Section 155.012; to repeal Section 155.082(E)(7) in its entirety; and to revise regulations related to accessory dwellings in Section 155.099(B)(35).

Attachments: [Draft Ordinance.pdf](#)

9. SUMMARY OF CITY COUNCIL ACTIONS

10. COMMISSION ANNOUNCEMENTS

11. STAFF ANNOUNCEMENTS

- Tentative Joint session with City Council

12. ADJOURNMENT OF MEETING

13. NEXT MEETING DATE: Monday, September 19, 2022

I certify that the above agenda was posted on the bulletin board next to the main entrance of City Hall on September 1, 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.