



CITY OF MANSFIELD

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

Meeting Minutes - Draft

Planning and Zoning Commission

Tuesday, September 8, 2020

6:00 PM

City Hall Council Chambers

This meeting was open to the public and conducted by video conferencing with access to the public.

1. CALL TO ORDER

Chairman Knight called the meeting to order at 6:00 p.m. in the City Council Chambers of City Hall, 1200 East Broad Street, with the meeting being open to the public and notice of said meeting, giving date, place, and subject thereof, having been posted as prescribed by Chapter 551, Texas Government Code.

Staff Present:

Lisa Sudbury, Assistant Director of Planning

Art Wright, Planner II

Shirley Emerson, Planner

Andrew Bogda, Planner

Commissioners:

Present 6 - Anne Weydeck; Blake Axen; Bob Klenzendorf; Kent Knight; Stephen Groll and Justin Gilmore

2. RECESS INTO EXECUTIVE SESSION

In accordance with the Texas Government Code, Chapter 551, Chairman Knight recessed the meeting into executive session at 6:02 p.m. Chairman Knight called the executive session to order in the Council Conference Room at 6:03 p.m. Chairman Knight adjourned executive session at 6:50 p.m.

3. APPROVAL OF MINUTES

[20-3719](#)

Minutes - Approval of the August 17, 2020 Planning and Zoning Commission Meeting Minutes

Commissioner Groll made a motion to approve the August 17, 2020 minutes as presented. Commissioner Gilmore seconded the motion which carried by the following vote:

Aye: 6 - Anne Weydeck; Blake Axen; Bob Klenzendorf; Kent Knight; Stephen Groll and Justin Gilmore

Nay: 0

Abstain: 0

4. CITIZENS COMMENTS

Tamera Bounds and Richard Dill spoke regarding Dolce Vita, a non-public hearing item on the agenda. The specific concerns were for the trees that were to be saved on the site per the recommendation of City Council. Dolce Vita was also to meet with the neighborhoods adjacent to the project before they went too far with construction plans. Mr. Dill indicated he had not heard from the developer since Council action 6 months ago.

5. OTHER AGENDA ITEMS**20-3723**

SD#19-046: Consideration of an extension of the expiration date for a Preliminary Plat of Dolce Vita at Mansfield; Jamie Hora of Terra Associates, Inc. on behalf of John Pierret and Dr. Bernardo Pana of Dolce Vita at Mansfield, LLC and Mark Grawe of Eagle Ridge Energy II, LLC

Mr. Bogda presented the applicants request to extend the preliminary plat approval for an additional 6 month period.

Commissioner Groll asked that the applicant reach out to the adjacent home owners associations. Vice-Chairman Axen stated he would be interested in seeing the drainage analysis and a copy of the Environmental Phase II details that have been prepared.

Vice-Chairman Axen made a motion to approve the extension for a 6-month period. Commissioner Weydeck seconded the motion which carried by the following votes:

Aye: 6 - Anne Weydeck; Blake Axen; Bob Klenzendorf; Kent Knight; Stephen Groll and Justin Gilmore

Nay: 0

Abstain: 0

6. PUBLIC HEARINGS**20-3721**

ZC#20-012: 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 and accessory dwelling uses on approximately 0.258 acres known as a portion of Lot 1, Block 29, Original Town of Mansfield, located at 106 S. 2nd Ave.; Sheri Bumgardner of SSB Designs, Inc. on behalf of Janell Pendergast and Brian Clettenberg

Mr. Bogda made a staff presentation and was available for questions. The applicant, Brian Clettenberg, answered questions from the Commission regarding sidewalks and whether or not stone siding would be provided at the base of the foundation on the accessory building.

Chairman Knight opened the public hearing at 7:07 p.m. and called for anyone wishing

to speak to come forward. Seeing no one come forward, Chairman Knight closed the public hearing.

Following discussion, Commissioner Gilmore made a motion to approve subject to the applicant providing sidewalks on Alvarado and South 2nd Avenue. Commissioner Groll seconded the motion which carried by the following vote:

Aye: 6 - Anne Weydeck; Blake Axen; Bob Klenzendorf; Kent Knight; Stephen Groll and Justin Gilmore

Nay: 0

Abstain: 0

[20-3720](#)

ZC#20-013: Public hearing for a zoning change from SF-7.5/12, Single-Family Residential District to PD, Planned Development District for Multi-family residential uses on approximately 0.535 acres located at 505 W. Kimball Street; Ben Hartman, owner/developer

Ms. Emerson made a staff presentation and was available for questions. Ben Hartman, the applicant, made a presentation and was available for questions.

Chairman Knight opened the public hearing at 7:25 p.m. and called for anyone wishing to speak to come forward. Seeing no one come forward, Chairman Knight closed the public hearing. There was one non-speaker card in support of the case from Krista Osmus.

Commissioner Gilmore requested that the motion include conditions that the applicant provide wood windows on the front of the house facing Kimball Street; provide sidewalk access separate from the driveway from the rear unit to Kimball Street; and provide decorative doors (like carriage doors) on the garage compatible with the architecture.

After discussion by the Commission, Commissioner Groll made a motion to approve the change with the following conditions: The applicant must provide wood windows on the front of the house facing Kimball Street; provide sidewalk access separate from the driveway from the rear unit to Kimball Street; and provide decorative doors (like carriage doors) on the garage compatible with the architecture. Commissioner Weydeck seconded the motion, as amended, which carried by the following vote:

Aye: 6 - Anne Weydeck; Blake Axen; Bob Klenzendorf; Kent Knight; Stephen Groll and Justin Gilmore

Nay: 0

Abstain: 0

[20-3722](#)

ZC#20-009: Public hearing for a change of zoning from C-2 Community Business District to PD Planned Development District for single-family residential attached townhome uses on approximately 12.638 acres out of the M. Rockerfellow Survey, Abstract No. 1267, Tarrant County, TX, located at 1675 N. Main St.; Brian Cotter of Cotter Associates, LLC on behalf of Adlai Pennington of MKP Associates, Inc. (developer) and Randy Hague of Valdar Properties #4, LLC (owner)

At this time, Chairman Knight moved to case number ZC#20-009 on the agenda.

Mr. Bogda gave the Staff presentation and overview of the request and was available to answer questions. He stated that at a late meeting on Friday, the applicant and staff agreed to table the case to work further on the outstanding issues and to get more rear facing products in the development.

Adlai Pennington, the developer, stated that he agreed to table the case until September 21, 2020.

At 7:40 p.m. Chairman Knight opened the public hearing. There was one card from Donna Timmons for this case. Ms. Timmons did not speak and did not mark the card in support or opposition. The Chairman continued the public hearing.

Vice Chairman Axen stated that C-2 zoning was appropriate at this location.

**Chairman Knight made a motion to table until September 21, 2020.
Commissioner Klenzendorf seconded the motion which carried by the following vote:**

Aye: 5 - Anne Weydeck; Bob Klenzendorf; Kent Knight; Stephen Groll and Justin Gilmore

Nay: 1 - Blake Axen

Abstain: 0

[20-3718](#)

SD#20-029: Public Hearing and Consideration of an Appeal of the Disapproval of Case No. SD#20-029: Lots 1 through 24, Block 1, Legacy Estates, Addressed at 2305 and 2306 Alicia Court, by Rockwater Developments, LLC, owner; DeOtte Inc., engineer; and Kaz Surveying, Inc., surveyor

The applicant, Troy Lewis, made a brief presentation and was available to answer questions.

Chairman Knight opened the public hearing at 7:55 p.m. Doris Jaynes, Mark Belken, Keith Harvey and Alan Kilpatrick spoke in opposition to the request. Donna Belken, Dana McConnell and Russell Nicholas registered as non-speakers in opposition.

Chairman Knight read a paragraph from Judy Lamberts letter of opposition. Opposition centered on losing their community feel; traffic; drainage; safety; lack of sidewalks; density; and street conditions.

Seeing no one else come forward, Chairman Knight closed the public hearing at 8:08 p.m.

Following discussion, Commissioner Weydeck made a motion to approve the plat with the variance to the length of the cul-de-sac. Vice chairman Axen seconded the motion which carried by the following votes:

Aye: 6 - Anne Weydeck; Blake Axen; Bob Klenzendorf; Kent Knight; Stephen Groll and Justin Gilmore

Nay: 0

Abstain: 0

7. COMMISSION ANNOUNCEMENTS

None.

8. STAFF ANNOUNCEMENTS

None.

9. ADJOURNMENT OF MEETING

With no further business, Chairman Knight adjourned the meeting at 8:21 p.m.

Commissioner Klenzendorf made a motion to adjourn the meeting.

Vice-Chairman Axen seconded the motion which carried by the following vote:

Aye: 6 - Anne Weydeck; Blake Axen; Bob Klenzendorf; Kent Knight; Stephen Groll
and Justin Gilmore

Nay: 0

Abstain: 0

Kent Knight, Chairman

Lisa Sudbury, Assistant Director of Planning