



CITY OF MANSFIELD

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

Meeting Minutes - Draft

Planning and Zoning Commission

Monday, April 5, 2021

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 6:03 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:

*Matt Jones, Director of Planning and Development
Andrew Bogda, Planner
Jennifer Johnston, Development Coordinator*

Commissioners:

Present 7 - Anne Weydeck; Blake Axen; Kent Knight; Stephen Groll; Justin Gilmore; David Goodwin and Michael Mainer

2. APPROVAL OF MINUTES

[21-4005](#)

Minutes - Approval of the March 15, 2020 Planning and Zoning Committee Meeting Minutes

Commissioner Groll made a motion to approve the March 15, 2020 minutes as presented. Commissioner Mainer seconded the motion which carried by the following vote:

Aye: 7 - Anne Weydeck; Blake Axen; Kent Knight; Stephen Groll; Justin Gilmore; David Goodwin and Michael Mainer

Nay: 0

Abstain: 0

3. CITIZENS COMMENTS

None

4. PUBLIC HEARINGS

[21-4004](#)

SUP#21-001: Public hearing for a request for a Specific Use Permit for apartments on approximately 12.869 acres out of the E. McAnear Survey, Abstract No. 1005, Tarrant County, TX, located at the southeast corner of Regency Pkwy. and Nahvi Rd.; Ryan Conway of JLB Partners (developer) on behalf of Mike Sellers of First Baptist Church, Michael P. Collini, and John C. Arnold of Fifteen Oaks Mansfield, L.P. (owners)

Mr. Bogda presented a PowerPoint presentation of the proposed project. Staff recommended approval with the condition that the screening of rooftop equipment be revised to provide for building parapets at least 1' taller than the tallest piece of equipment on all building facades.

Britton Church, JLB Partners, presented an additional PowerPoint presentation of the proposed project.

Chairman Knight opened the public hearing and called for anyone wishing to speak to come forward.

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

After discussion, Vice-Chairman Axen made a motion to recommend approval of the SUP as presented with the condition that the screening of rooftop equipment be revised to provide for building parapets at least 1' taller than the tallest piece of equipment on all building facades. Commissioner Groll seconded the motion which carried by the following vote:

Aye: 7 - Anne Weydeck; Blake Axen; Kent Knight; Stephen Groll; Justin Gilmore; David Goodwin and Michael Mainer

Nay: 0

Abstain: 0

[21-4006](#)

ZC#21-003: Public hearing for a change of zoning from PR Pre-Development District to PD Planned Development District for single-family residential uses on approximately 4 acres out of the Ray Grevious Survey, Abstract No. 1307, Tarrant County, TX, located at 2349 N. Holland Rd.; Jeff Linder of Bannister Engineering (engineer) on behalf of Mouaz Allababidi of Allababidi Foundation, LLC (owner)

Mr. Bogda gave a brief PowerPoint presentation and was available for questions.

Jeff Linder, Bannister Engineering, presented an additional PowerPoint presentation of the proposed project.

Chairman Knight opened the public hearing and called for anyone wishing to speak to come forward.

Al Babina, of 1800 Rim Rock Trl., spoke in opposition of the zoning change.

Selim Fiagome, of 3120 Ridge Trace Cir., spoke in opposition of the zoning change.

Joe Hall, of 1050 McCampbell Rd., spoke in opposition of the zoning change.

Russell Jones, of 2888 Ragland Rd., spoke in opposition of the zoning change.

Julie VonHollen, of 3215 Ridge Trace Cir., spoke in opposition of the zoning change.

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

After discussion, Commissioner Groll made a motion to deny the request for the zoning change. Commissioner Mainer seconded the motion which carried by the following vote:

Aye: 7 - Anne Weydeck; Blake Axen; Kent Knight; Stephen Groll; Justin Gilmore; David Goodwin and Michael Mainer

Nay: 0

Abstain: 0

5. OTHER AGENDA ITEMS

[21-4010](#)

SD#20-026: Final Plat of Somerset Addition, Phase III, on 53.744 acres located at 2201 Chambers Street by Bloomfield Homes, L.P., owner/developer; and LJA Surveying, surveyor

After a brief discussion, Commissioner Gilmore made a motion to approve the Final Plat of Somerset Phase III. Commissioner Goodwin seconded the motion which carried by the following votes:

Aye: 7 - Anne Weydeck; Blake Axen; Kent Knight; Stephen Groll; Justin Gilmore; David Goodwin and Michael Mainer

Nay: 0

Abstain: 0

6. COMMISSION ANNOUNCEMENTS

None

7. STAFF ANNOUNCEMENTS

None

8. ADJOURNMENT OF MEETING

Commissioner Mainer made a motion to adjourn the meeting. Commissioner Weydeck seconded the motion which carried by the following vote:

Aye: 7 - Anne Weydeck; Blake Axen; Kent Knight; Stephen Groll; Justin Gilmore; David Goodwin and Michael Mainer

Nay: 0

Abstain: 0

With no further business, Chairman Knight adjourned the meeting at 8:11 p.m.

Kent Knight, Chairman

Jennifer Johnston, Development Coordinator