



# CITY OF MANSFIELD

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

## Meeting Agenda - Final

### Planning and Zoning Commission

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Monday, November 1, 2021

6:00 PM

City Hall Council Chambers

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1. **CALL TO ORDER**

2. **APPROVAL OF MINUTES**

[21-4379](#) Minutes - Approval of the October 18, 2021 Planning and Zoning Commission Meeting Minutes

**Attachments:** [Meeting Minutes Oct-18-2021.pdf](#)

3. **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.*

4. **PUBLIC HEARINGS**

[21-4374](#) ZC#21-019: Public hearing to consider a Historic Landmark Overlay District classification for the 1894 Post Office Building at 130 N. Main Street; Jeff Delavega Investments LLC, owner

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

[EXHIBIT A.pdf](#)

[Photograph of building.pdf](#)

5. **COMMISSION ANNOUNCEMENTS**

6. **STAFF ANNOUNCEMENTS**

7. **ADJOURNMENT OF MEETING**

8. **NEXT MEETING DATE: Monday, November 15, 2021**

I certify that the above agenda was posted on the bulletin board next to the main entrance of City Hall on October 28, 2021 in accordance with Chapter 551 of the Texas Government Code.

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Jennifer Johnston, Development Coordinator

\* 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.



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## STAFF REPORT

File Number: 21-4379

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**Agenda Date:**

**Version:** 1

**Status:** Approval of Minutes

**In Control:** Planning and Zoning Commission

**File Type:** Meeting Minutes

### **Title**

Minutes - Approval of the October 18, 2021 Planning and Zoning Commission Meeting  
Minutes

### **Description/History**

The minutes of the October 18, 2021 Planning and Zoning Commission meeting are in DRAFT form and will not become effective until approved by the Board at this meeting.



# CITY OF MANSFIELD

1200 E. Broad St.  
Mansfield, TX 76063  
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## Meeting Minutes - Draft

### Planning and Zoning Commission

Monday, October 18, 2021

6:00 PM

City Hall Council Chambers

#### 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 the date, place, and subject thereof, having been posted as prescribed by Chapter 551, Texas Government Code.*

*Staff:*

*Jason Alexander, Director of Planning  
Arty Wheaton-Rodriguez, Assistant Director of Planning  
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

[21-4349](#)

Minutes - Approval of the October 4, 2021 Planning and Zoning Commission Meeting Minutes

**Commissioner Mainer made a motion to approve the October 4, 2021 minutes as presented. Commissioner Gilmore 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

[21-4274](#)

SUP#21-006: Public hearing and consideration of a request for a Specific Use Permit for an Auto Rental on approximately 2.754 acres being Lot 5, Block 1, Mansfield Commons located at 990 N US 287; The Commons at Walnut Creek 18, Owner; Avis Budget, proposed tenant/applicant

*Case was withdrawn by applicant*

[21-4276](#)

SUP#20-006: Public hearing continuation for a request for a Specific Use Permit for a gasoline service station on approximately 1.483 acres known as Lot 1, Block 2, Newport Addition, located at 2919 N. Main St.; Cody Brooks of Bannister Engineering, LLC (engineer), Jack Romigh of Knight Group Architects (architect), and Mark Feuling of Turnkey Construction and Development Group (developer) on behalf of Akram H. Chowdhury (owner)

*Mr. Bogda gave a presentation and was available for questions.*

*Jack Romigh, of Knight Group Architects, was available for questions.*

*Chairman Knight opened the public hearing at 6:12 pm and called for anyone wishing to speak to come forward.*

*Seeing no one come forward to speak, Chairman Knight closed the public hearing at 6:12pm.*

**Commissioner Groll made a motion to approve the Specific Use Permit as presented. Commissioner Mainer seconded the motion which carried by the following vote:**

**Aye:** 6 - Anne Weydeck; Blake Axen; Kent Knight; Stephen Groll; David Goodwin and Michael Mainer

**Nay:** 1 - Justin Gilmore

**Abstain:** 0

[21-4350](#)

ZC#21-009 Change of zoning from PR Pre-Development District to PD, Planned Development District for Light Industrial Use on approximately 146.48 acre tract of land situated in the William Styles Survey, Abstract No. 791; JQ Wheeler Survey, Abstract 903; and SM Kemp Survey, Abstract 492 located in the City of Mansfield, Johnson County., TX, generally bounded by S 7th Ave on the east, Jessica Dr on the west Hank St on the north and the northern boundary of M3 Ranch to the south. Blake Wilson, Stonelake Capital Partners (developer) on behalf of Mansfield ISD, Ira T. Kimbrough and Andree E. Kimbrough Real Estate LLC (owner)

*Mr. Wheaton-Rodriguez gave a presentation and was available for questions.*

*Cleman Brown, of Stonelake, gave a presentation and was available for questions.*

*Blake Wilson, of Stonelake, gave a presentation and was available for questions.*

*Jonathan Vinson, of Jaskson Walker LLP, gave a presentation and was available for questions.*

*Brandon Forsythe, of Kimley-Horn, gave a presentation and was available for questions.*

*Brad Moss, of Kimley-Horn, gave a presentation and was available for questions.*

*Chairman Knight opened the public hearing at 6:53 pm and called for anyone wishing to speak to come forward.*

*Dee Daney, of 1010 Westminster., voiced her support to the zoning change*

*Gavin Callaway, of 8128 Blum Creel Trl., voiced his support to the zoning change*

*Chairman Knight recognized the following non-speakers:*

*Rob Miller, applicant, 121 Mc Kinney Dr. Burleson TX – Support*

*Jeff Alsabrook, 1509 Monte Carlo Dr. – Support*

*Steve Mitchell, 7542 Sharon Lee Dr.- Support*

*Michael DeVito, 1304 Waterwood Dr.- Support*

*Shane Farrar, 2080 Cannon Dr. – Support*

*Brian Mizell, 7408 Nocona Dr. – Support*

*Angela Callaway, 8128 Plum Creek Trl. – Support*

*Larry Yeats, 510N. Parkridge Dr.- Support*

*Robert Putman, 941 McCampbell Rd. – Support*

*Wayne Wilshire, 1101 Pinehurst Ct. – Support*

*Charles Roeder, 413 Canadian Trl. – Support*

*Seeing no one come forward to speak, Chairman Knight closed the public hearing at 7:03 pm.*

**Commissioner Mainer made a motion to deny the zoning change.**

**Commissioner Groll seconded the motion which carried by the following vote:**

**Aye:** 3 - Kent Knight; Stephen Groll and Michael Mainer

**Nay:** 4 - Anne Weydeck; Blake Axen; Justin Gilmore and David Goodwin

**Abstain:** 0

**5. SUMMARY OF CITY COUNCIL ACTIONS**

*Planning Director Jason Alexander advised the Commission of the following:*

- Contract with Lew Oliver for Professional Architectural Services for an Architectural Pattern Book passed.
- OA#21-001- Downtown second and final reading passed
- ZC#21-016 - Southwest Park annexation was passed
- ZC#21-013 - Bethlehem Baptist Church first reading and public hearing passed
- ZC#21-010 – Birdsong West second and final reading passed

**6. COMMISSION ANNOUNCEMENTS**

*Commissioner Mainer announced Bethlehem Baptist Church is having a Fall Festival on October 30, 2021.*

*Commissioner Groll reminded everyone of early voting taking place*

**7. STAFF ANNOUNCEMENTS**

*Joint session between City Council, P&Z, MEDC, and MPFDC will take place on October 26, 2021 at 6 pm. The meeting will take place at Living Church located at 2711 Matlock Road.*

**8. ADJOURNMENT OF MEETING**

**Commissioner Mainer made a motion to adjourn the meeting. Vice-Chairman Axen 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 8:15 p.m.**

\_\_\_\_\_  
**Kent Knight, Chairman**

\_\_\_\_\_  
**Jennifer Johnston, Development Coordinator**



# CITY OF MANSFIELD

1200 E. Broad St.  
Mansfield, TX 76063  
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## STAFF REPORT

File Number: 21-4374

**Agenda Date:** 11/1/2021

**Version:** 1

**Status:** Public Hearing

**In Control:** Planning and Zoning Commission

**File Type:** Zoning Case

### Title

ZC#21-019: Public hearing to consider a Historic Landmark Overlay District classification for the 1894 Post Office Building at 130 N. Main Street; Jeff Delavega Investments LLC, owner

### Description/History

Existing Use: Bicycle shop

Existing Zoning: D, Downtown District, D3 Zone

### Surrounding Land Use & Zoning:

North - Office, D

South - Office/retail, D

East - Auto repair/city parking lot, D

West - Office/retail, D

### Comments and Considerations

Jeff Delavega, owner of the 2-story Old Post Office Building (c. 1894) at 130 N. Main Street, is requesting a Historic Landmark Overlay District classification. The property is currently zoned D, Downtown District and is occupied by the Hilltop Bicycle Center.

Mr. Delavega plans to remove the slipcovers from the second floor of the building on the front and south side facades if possible. A portion of the slipcover on the north façade has been painted with a mural that the owner is obligated to maintain. The building anchors the northern edge of a potential Main Street Historical District and possesses historical significance for its use as a post office.

### Historic Background

According to the *Tarrant County Historic Resources Survey, 1983*, this two-story brick building was constructed by Dr. J.N. Thomas to house Mansfield's second post office on the ground floor and Dr. Thomas's office on the second floor. Dr. Thomas and his son, Dr. Raymond Thomas, moved their office to the back of the drugstore in 1929, and the second story hall was purchased by the Woodmen of the World Life Insurance Society, Walnut Creek Lodge No. 273, which was chartered in Mansfield on April 8, 1897. In 1956 the post office moved to a new building on the west side of the street.

### Designation Criteria

The Historic Landmark Overlay District designation should be considered in light of the following:



1. *Character, interest or value as part of the development, heritage or cultural characteristics of the City of Mansfield, State of Texas, or the United States.* The 1894 Post Office served the community of Mansfield for 62 years, nearly half the age of the City.
2. *Relationship to other distinctive buildings, sites or areas which are eligible for preservation based on architectural, historic or cultural motif.* The two-story building anchors the north end of the historic buildings on Block 1 of the Original Town. The two buildings north of the Post Office are non-contributing structures in any potential Historic Downtown District.
3. *Identification with a person or persons who significantly contributed to the culture or development of the City.* The building was constructed by Dr. J.N. Thomas and used by Dr. Thomas and his son, Raymond, two prominent physicians in Mansfield. It also served as the meeting place for the Woodmen of the World Society.

**Recommendation**

The Historic Landmark Commission held a public hearing on October 14, 2021 and voted 4 to 0 to recommend approval.

Staff recommends approval.

**Attachments**

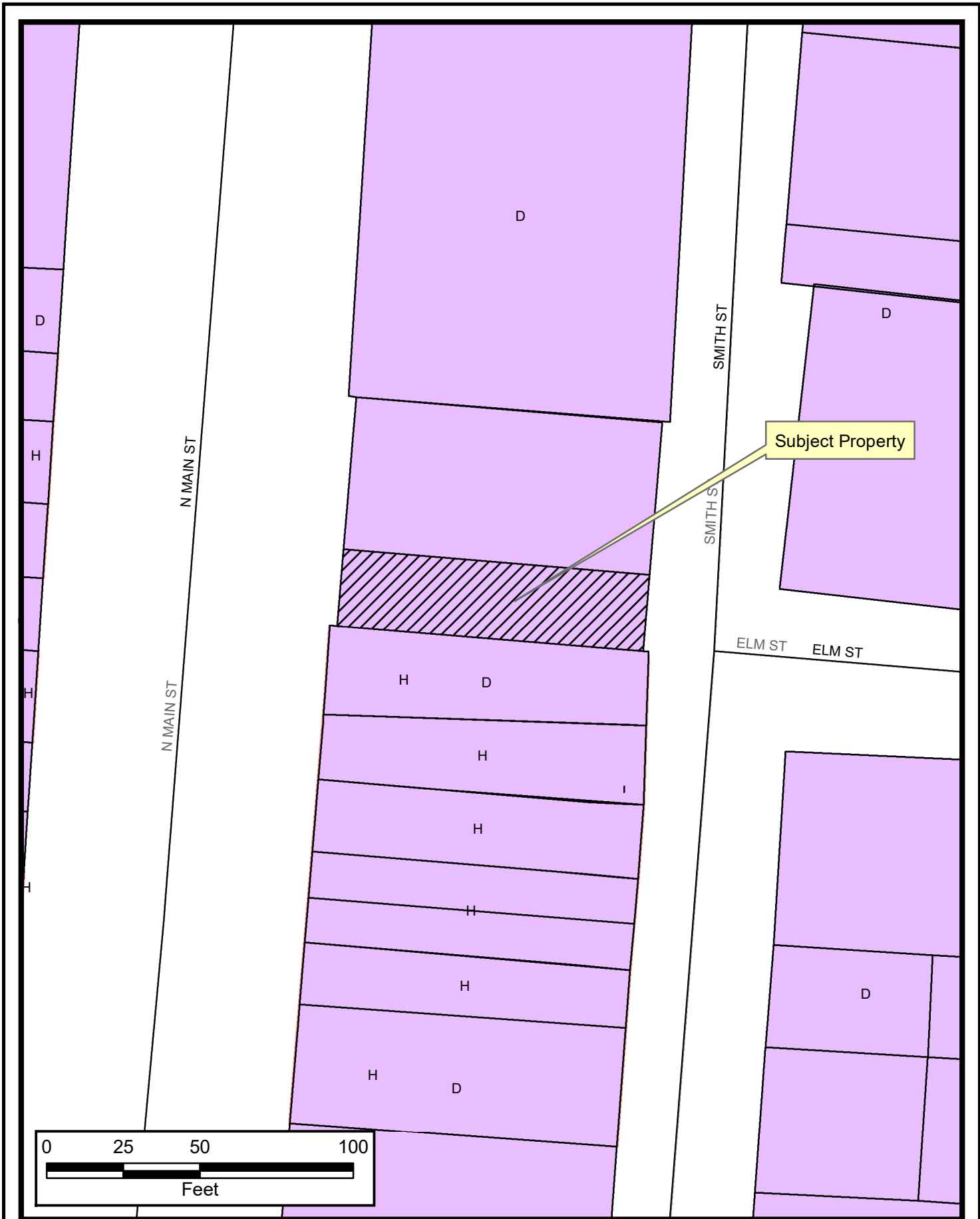
- Maps and supporting information
- Exhibit A
- Photograph of the building



**ZC#21-019**

This information is for illustrative purposes only. Not for design or development purposes. Site-specific studies may be required to obtain accurate feature locations. Every effort is made to ensure the information displayed here is accurate; however, the City of Mansfield makes no claims to its accuracy or completeness.

10/15/2021



**ZC#21-019**

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10/15/2021

# Old Post Office, c. 1894

130 N. Main Street

This two-story brick building was constructed by Dr. J.N. Thomas to house Mansfield's second post office on the ground floor and Dr. Thomas' office on the second floor.

Dr. Thomas and his son, Dr. Raymond Thomas moved their office to the back of the Chorn Drugstore in 1929, and the second story hall was purchased by the Woodmen of the World Life Insurance Society, Walnut Creek Lodge No. 273, which was chartered in Mansfield on April 8, 1897.

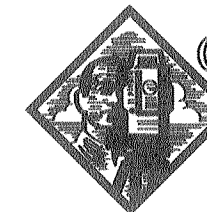
In 1956 the post office moved to a new building on the west side of the street. Although in poor condition and altered, the structure anchors the northern edge of the potential Main Street Historical District and possesses historical significance for its use as a post office.

This building is an officially recognized historic resource of the City of Mansfield.



## **EXHIBIT A**

Being all of Lot 2R2, Block 1, Original Town of Mansfield, according to the plat filed in Instrument No. D219192162, Plat Records, Tarrant County, Texas, a copy of which is attached hereto.



Coombs Land Surveying, Inc.

P. O. Box 6160 Fort Worth, Texas 76115  
(817) 920-7600

T.B.P.L.S. FIRM No. 10111800

CLS JOB No. 17-0153  
GF No. 1003-233590-RTT

IPF DENOTES IRON PIPE FOUND  
IRF DENOTES IRON ROD FOUND  
IRS DENOTES IRON ROD SET  
W/ORANGE PLASTIC CAP STAMPED  
"R. W. COOMBS RPLS 5294"  
C.M. DENOTES CONTROLLING MONUMENT

STATE OF TEXAS  
COUNTY OF TARRANT

WHEREAS, JIMMY R. McCLENDON and wife, MARY E. McCLENDON and JEFF DELAVEGA INVESTMENTS, LLC are the sole owners of Lot 2R, Block 1, Original Town of Mansfield, an addition to the City of Mansfield, Tarrant County, Texas according to the plat recorded in Clerk's File No. D210202307 of the Official Public Records of Tarrant County, Texas and more particularly described by metes and bounds as follows:

BEGINNING at an "X" cut in concrete found at the Northeast corner of said Lot 2R, being the Southeast corner of Lot 1, Block 1, Original Town of Mansfield, an addition to the City of Mansfield, Tarrant County, Texas according to the plat recorded in Volume 63, Page 53 of the Plat Records of Tarrant County, Texas and lying in the West right-of-way line of Smith Street (a 50-foot wide right-of-way);

THENCE S 04° 44' 45" W, 75.00 feet along the said West right-of-way line of Smith Street to an "X" cut in concrete found at the Southeast corner of said Lot 2R, being the Northeast corner of that certain portion of Lot 3, said Block 1 described in deed to 128 N. Main St., LLC recorded in Clerk's File No. D212058022 of the Official Public Records of Tarrant County, Texas;

THENCE N 85° 15' 15" W, 100.00 feet along the South boundary line of said Lot 2R with the North boundary line of said 128 N. Main Tract to a point in a wall at the Southwest corner of said Lot 2R, lying in the East right-of-way line of North Main Street (a called 101-foot wide right-of-way) and from which an "X" cut in concrete found bears N 85° 15' 15" W, 1.00 feet;

THENCE N 04° 44' 45" E, 75.00 feet along the said East right-of-way line of North Main Street to a P.K. Nail found with a yellow plastic cap stamped "GEODATA" at the Northwest corner of said Lot 2R, being the Southwest corner of aforesaid Lot 1;

THENCE S 85° 15' 15" E, 100.00 feet along the common boundary line between said Lots 1 and 2R to the PLACE OF BEGINNING, containing 0.172 acre (7,500 square feet) of land.

STATE OF TEXAS

COUNTY OF TARRANT

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, JIMMY R. McCLENDON and wife, MARY E. McCLENDON and JEFF DELAVEGA INVESTMENTS, LLC, acting by and through the undersigned, its duly authorized agent, being the sole owners of the above described parcel, do hereby adopt the herein above described property as LOTS 2R1 AND 2R2, BLOCK 1, ORIGINAL TOWN OF MANSFIELD, an addition to the City of Mansfield, Tarrant County, Texas and do dedicate to the public use the streets and easements as shown thereon.

WE hereby set our signatures for the purposes herein expressed this the 7th day of

*Jimmy R. McClendon* 2019. *Mary E. McClendon*  
JIMMY R. McCLENDON MARY E. McCLENDON

I hereby set my signature for the purposes herein expressed this the 2 day of

*Jeff Delavega* 2019.

JEFF DELAVEGA INVESTMENTS, LLC

BY: *Jeff Delavega*  
JEFF DELAVEGA, President

STATE OF TEXAS

COUNTY OF TARRANT

BEFORE ME, the undersigned authority, on this day personally appeared JIMMY R. McCLENDON and wife, MARY E. McCLENDON, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 7th day of August, 2019.

NOTARY PUBLIC  
STATE OF TEXAS

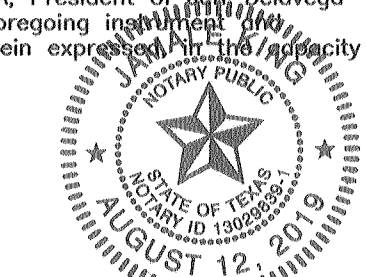
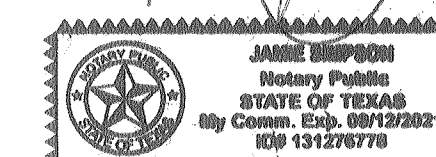
STATE OF TEXAS

COUNTY OF TARRANT

BEFORE ME, the undersigned authority, on this day personally appeared JEFF DELAVEGA, President of Jeff Delavega Investments, LLC, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for purposes and considerations therein expressed and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 2 day of August, 2019.

NOTARY PUBLIC  
STATE OF TEXAS



REPLAT  
**LOTS 2R1 & 2R2, BLOCK 1**  
**ORIGINAL TOWN OF MANSFIELD**  
BEING A REVISION OF LOT 2R, BLOCK 1  
ORIGINAL TOWN OF MANSFIELD ACCORDING TO  
THE PLAT FILED IN CLERK'S FILE No. D210202307  
OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS  
CITY OF MANSFIELD, TARRANT COUNTY, TEXAS  
2 LOTS 0.172 ACRE

JULY 26, 2019 SD# 19-034

