



CITY OF MANSFIELD

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

Meeting Minutes - Draft

Planning and Zoning Commission

Tuesday, February 16, 2021

6:00 PM

City Hall Council Chambers

IMMEDIATELY FOLLOWING THE CAPITAL IMPROVEMENT ADVISORY COMMITTEE MEETING

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

1. CALL TO ORDER

Chairman Knight called the meeting to order at 6:22 p.m. in a virtual session, 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. All participants in this meeting attended by video conferencing.

Staff Present:

Matt Jones, Director of Planning

Art Wright, Planner II

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

[21-3937](#)

Minutes - Approval of the January 19, 2021 Planning and Zoning Commission Meeting Minutes

Commissioner Groll made a motion to approve the January 18, 2021 minutes as presented. Commissioner Mainer seconded the motion which carried by the following vote:

Aye: 6 - Blake Axen; Kent Knight; Stephen Groll; Justin Gilmore; David Goodwin and Michael Mainer

Nay: 0

Abstain: 1 - Anne Weydeck

3. CITIZENS COMMENTS

None

4. PUBLIC HEARINGS**21-3953**

SD#20-021: Public hearing on a replat to create Lots 2-R-1 and 2-R-2, Block 1, First Baptist Church Addition, being 1.497 acres located at 1830 E. Broad Street; Coombs Land Surveying, surveyor; DCS&FK, L.P., owner; and First Baptist Church of Mansfield, owner

Mr. Wright was available for questions.

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, Commissioner Weydeck made a motion to approve the replat as presented. 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

21-3956

SD#21-005: Public hearing on a replat to create Lots 2R and 3, Block 1, The Reserve at Mansfield being 2.507 acres located at 2200 E. Broad Street; BGE, Inc. engineer and SW Mansfield Retail I, LLC, owner

Mr. Wright was available for questions.

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, Commissioner Weydeck made a motion to approve the replat as presented. Commissioner Gilmore seconded the motion which carried by the following votes:

Aye: 6 - Anne Weydeck; Kent Knight; Stephen Groll; Justin Gilmore; David Goodwin and Michael Mainer

Nay: 0

Abstain: 1 - Blake Axen

21-3954

ZC#20-021: 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 attached townhome uses on approximately 2.997 acres known as Lot 15, Mount Zion Estates, located at 301 Sayers St.; Michael Thomas of MJ Thomas Engineering, LLC (engineer) on behalf of Christine Panagopoulos of Trinity Habitat for Humanity (owner/developer)

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

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

Tanya Ragan, 360 S. Pearl St., Dallas TX 75201, advised she is the owner of 45 acres next to the proposed development. Ms. Ragan stated she had just received notice of the proposed zoning change the Thursday before the public hearing. Ms. Ragan asked the matter be tabled until the next meeting to give her time to see how the project will affect her property.

After discussion, Commissioner Goodwin made a motion to table the zoning change until the Commission's next scheduled meeting on March 1, 2021. Vice-Chairman Axen seconded the motion which carried by the following votes:

After discussion, Commissioner Goodwin made a motion to table the zoning change until the next schedule Planning and Zoning meeting scheduled March 01, 2021. Vice- Chairman Axen 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

5. COMMISSION ANNOUNCEMENTS

None

6. STAFF ANNOUNCEMENTS

None

7. ADJOURNMENT OF MEETING

With no further business, Chairman Knight adjourned the meeting at 7:02 p.m.

Commissioner Gilmore made a motion to adjourn the meeting. Commissioner Goodwin 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

Kent Knight, Chairman

Jennifer Johnston, Development Coordinator