



CITY OF MANSFIELD

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

Meeting Minutes - Draft

Planning and Zoning Commission

Monday, April 18, 2022

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, Planning Director

Arty Wheaton-Rodriguez, Assistant Planning Director

Raymond Coffman, Assistant Director of Public Works – City Engineer

Art Wright, Planner II

Shirley Emerson, Planner

Helina Sarkodie-Minkah, Planner

Jennifer Johnston, Development Coordinator

Commissioners:

Absent 1 - Justin Gilmore

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

2. INVOCATION

Chairman Knight provided the invocation.

3. PLEDGE OF ALLEGIANCE

4. TEXAS PLEDGE

5. APPROVAL OF MINUTES

[22-4626](#)

Minutes - Approval of the April 4, 2022 Planning and Zoning Commission Meeting Minutes

Commissioner Mainer made a motion to approve the April 4, 2022 minutes as presented. Commissioner Groll seconded the motion which carried by the following vote:

Aye: 4 - Anne Weydeck; Blake Axen; Kent Knight and Michael Mainer

Nay: 0

Absent: 1 - Justin Gilmore

Abstain: 2 - Stephen Groll and David Goodwin

6. CITIZENS COMMENTS

None

7. PUBLIC HEARINGS

[22-4628](#)

ZC#21-011: Public hearing for a change of zoning from PR, Pre-Development District to PD, Planned Development District for single-family residential uses on approximately 60.92 acres out of the PB George Survey, Abstract #299, Johnson County, Texas, on property located at 1400 Flying L Lane; First Texas Homes, owner/developer and JBI Partners, Inc., engineer

Art Wright, Planner II, gave a presentation was presentation and was available for questions.

Jerry Sylo, representative for the applicant, gave a presentation and was available for questions.

Chairman Knight opened the public hearing at 6:17 p.m. and called for anyone wishing to speak to come forward.

Seeing no one come forward to speak, Chairman Knight closed the public hearing at 6:17 p.m.

After a discussion, Commissioner Groll made a motion to approve the zoning change as presented. Commissioner Goodwin 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: 0

Absent: 1 - Justin Gilmore

Abstain: 0

[22-4629](#)

OA#22-001: Public hearing to consider a proposed amendment of Sections 155.012, of the Mansfield Code of Ordinances regarding definitions for articulation, residential façade and porch

Arty Wheaton-Rodriguez, Assistant Director of Planning, gave a presentation and was available for questions.

Chairman Knight opened the public hearing at 6:40 p.m. and called for anyone wishing to speak to come forward.

Seeing no one else come forward to speak, Chairman Knight closed the public hearing at 6:40 p.m.

After a discussion, Vice Chairman Axen made a motion to approve the amending the Code of Ordinance as presented. Commissioner Weydeck 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: 0

Absent: 1 - Justin Gilmore

Abstain: 0

[22-4630](#)

OA#22-002: Public hearing to consider proposed amendments of Chapter 155 of the Mansfield Code of Ordinances defining the term Donation Box in Section 155.012; amending the Permitted Use Table in Subsection 155.054(B) to require a Specific Use Permit in the C-3 and I-1 Districts for Donation Boxes and to allow Donation Boxes as a permitted use in the I-2 District; establishing special conditions for Donation Boxes in Section 155.099; establishing a permit system for Donation Boxes; and establishing a fee for Donation Box permits

Arty Wheaton-Rodriguez, Assistant Director of Planning, gave a presentation and was available for questions.

Chairman Knight opened the public hearing at 6:48 p.m. and called for anyone wishing to speak to come forward.

Seeing no one else come forward to speak, Chairman Knight closed the public hearing at 6:48 p.m.

After a discussion, Commissioner Mainer made a motion to approve the amending the Code of Ordinance as presented. Vice Chairman Axen 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: 0

Absent: 1 - Justin Gilmore

Abstain: 0

[22-4631](#)

OA#22-003: Public hearing to consider amending Chapter 155 of the Code of Ordinances of the City of Mansfield, "Zoning" by Amending Special Purpose District Regulations and Creating a New Section 155.073 "S, South Mansfield Arts Form-based Development District".

Jason Alexander, Director of Planning, requested the commission table this table until the May 2, 2022 meeting.

Chairman Knight read into record two cards in support of the project from Robert Putman, 941 Mc Campbell Rd and Robbie and Kim Mayse, 8271 County Road 206.

Chairman Knight opened the public hearing at 7:04 p.m. and called for anyone wishing to speak to come forward.

Seeing no one else come forward to speak, Chairman Knight closed the public hearing at 7:05 p.m.

After a discussion, Commissioner Goodwin made a motion to table OA 22-003 until May 02, 2022. Commissioner Groll 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: 0

Absent: 1 - Justin Gilmore

Abstain: 0

8. SUMMARY OF CITY COUNCIL ACTIONS

*Mr. Wheaton Rodriguez advised the Commission of the following:
ZC #21-020, Starlin Ranch - 1st Reading passed.
ZC #21-023, Parkside –tabled until 04/25/2022.*

9. COMMISSION ANNOUNCEMENTS

None

10. STAFF ANNOUNCEMENTS

Mr. Wheaton Rodriguez introduced new staff member Helina Sarkodie-Minkah to the commission.

11. ADJOURNMENT OF MEETING

Commissioner Mainer made a motion to adjourn the meeting. Commissioner Weydeck 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: 0

Absent: 1 - Justin Gilmore

Abstain: 0

With no further business, Chairman Knight adjourned the meeting at 7:11 p.m.

Kent Knight, Chairman

Jennifer Johnston, Development Coordinator