



CITY OF MANSFIELD

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

Meeting Minutes - Draft

Planning and Zoning Commission

Monday, May 16, 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

Art Wright, Planner II

Helina Sarkodie-Minkah, Planner I

Jennifer Johnston, Development Coordinator

Commissioners:

Absent 2 - Stephen Groll and Michael Mainer

Present 5 - Anne Weydeck; Blake Axen; Kent Knight; Justin Gilmore and David Goodwin

2. INVOCATION

Chairman Knight provided the invocation.

3. PLEDGE OF ALLEGIANCE

4. TEXAS PLEDGE

5. APPROVAL OF MINUTES

[22-4674](#)

Minutes - Approval of the May 2, 2022 Planning and Zoning Commission Meeting Minutes

Vice Chairman Axen made a motion to approve the May 2, 2022 minutes as presented. Commissioner Gilmore seconded the motion which carried by the following vote:

Aye: 5 - Anne Weydeck; Blake Axen; Kent Knight; Justin Gilmore and David Goodwin

Nay: 0

Absent: 2 - Stephen Groll and Michael Mainer

Abstain: 0

6. CITIZENS COMMENTS

None

7. CONSENT AGENDA

[22-4675](#)

SD#22-015: Final Plat of Lots A, 1-13, Block 1, Benson Estates on approximately 28.568 acres in the C. Grimsley Survey, Abstract No. 632, Tarrant County, Texas, by Roger Kerbow, owner, G.A. Dixon Associates LLC, engineer and Herb S. Beasley Land Surveyors LP, surveyor

Commissioner Gilmore made a motion to approve the final plat as presented. Commissioner Goodwin seconded the motion which carried by the following vote:

Aye: 5 - Anne Weydeck; Blake Axen; Kent Knight; Justin Gilmore and David Goodwin

Nay: 0

Absent: 2 - Stephen Groll and Michael Mainer

Abstain: 0

[22-4677](#)

SD#22-010: Final Plat of Reserve Townhomes at Mansfield on approximately 21.034 acres by Stillwater Capital, owner/developer, BGE Inc., surveyor/engineer.

Commissioner Gilmore made a motion to approve the final plat as presented. Commissioner Goodwin seconded the motion which carried by the following vote:

Aye: 5 - Anne Weydeck; Blake Axen; Kent Knight; Justin Gilmore and David Goodwin

Nay: 0

Absent: 2 - Stephen Groll and Michael Mainer

Abstain: 0

8. PUBLIC HEARINGS

[22-4655](#)

OA#22-003: Continuation of 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".

Mr. Alexander, Director of Planning, presented a brief overview of the project and requested the commission table this table until the June 6, 2022 meeting.

After a discussion, Commissioner Gilmore made a motion to table OA 22-003 until June 6, 2022. Commissioner Weydeck seconded the motion which carried by the following vote:

Aye: 5 - Anne Weydeck; Blake Axen; Kent Knight; Justin Gilmore and David Goodwin

Nay: 0

Absent: 2 - Stephen Groll and Michael Mainer

Abstain: 0

[22-4673](#)

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

Mr. Yager, representative for the applicant, 2201 Ashland Ave., gave a presentation and was available for questions.

Ms. Panagopoulos, applicant, 3300 W. 7th St., was available for questions. Chairman Knight opened the public hearing at 6:22 p.m. and called for anyone wishing to speak to come forward.

Roderick Armstead, 318 Sayers Dr., spoke in opposition.

Orenthia Locke, 341 Sayers Dr., spoke in opposition.

Benny Robinson, 117 Morgan Rd., spoke in opposition.

Sallie Chadwick, 341 Sayers Dr., spoke in opposition.

Keitrick Armstead, 2924 Bandera, Grand Prairie, TX., spoke in opposition.

Chairman Knight read into record a card in opposition from Angela Armstead, 318 Sayers Dr.

Chairman Knight read into record a card in opposition from Avery Steward, 800 W. Broad St.

Seeing no one come forward to speak, Chairman Knight closed the public hearing at 6:34 p.m.

After a discussion, Commissioner Weydeck made a motion to denying the request for a zoning change. Vice Chairman Axen seconded the motion which carried by the following vote:

9. OTHER AGENDA ITEMS

[22-4676](#)

SD#22-017: Preliminary Plat of Lots 1 and 2, Block 1, Alliance Mansfield HWY 287 Industrial on approximately 35.39 acres located at 400 S. US 287 by Mansfield 34.5 Acres Highway 287 LLC owner and Weisser Engineering and Surveying, engineer/surveyor

Vice-Chairman Axen made a motion to approve the preliminary plat as presented. Commissioner Gilmore seconded the motion which carried by the following vote:

Aye: 5 - Anne Weydeck; Blake Axen; Kent Knight; Justin Gilmore and David Goodwin

Nay: 0

Absent: 2 - Stephen Groll and Michael Mainer

Abstain: 0

10. SUMMARY OF CITY COUNCIL ACTIONS

Mr. Wheaton-Rodriguez advised the Commission of the following:

- OA 22-001- *Definitions for Articulations, Façade, and Porch-* passed 1st and only reading
- OA 22-002 - *Donation Box* - passed 1st and only reading
- ZC 21-011 – *Birdsong East* – Passed 1st Reading
- ZC 21-023 – *Parkside* - passed 2nd and final reading
- Shivers* – Special Event Passed

11. COMMISSION ANNOUNCEMENTS

Vice Chairman Axen will not be at the June 6th meeting.

12. STAFF ANNOUNCEMENTS

None

13. ADJOURNMENT OF MEETING

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

Aye: 5 - Anne Weydeck; Blake Axen; Kent Knight; Justin Gilmore and David Goodwin

Nay: 0

Absent: 2 - Stephen Groll and Michael Mainer

Abstain: 0

With no further business, Chairman Knight adjourned the meeting at 7:21 p.m.

Kent Knight, Chairman

Jennifer Johnston, Development Coordinator