



CITY OF MANSFIELD

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

Meeting Minutes - Draft

Planning and Zoning Commission

Monday, June 6, 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

Shirley Emerson, Planner I

Helina Sarkodie-Minkah, Planner I

Jennifer Johnston, Development Coordinator

Commissioners:

Absent 2 - Blake Axen and Justin Gilmore

Present 5 - Anne Weydeck; Kent Knight; Stephen Groll; David Goodwin and Michael Mainer

2. INVOCATION

Commissioner Mainer provided the invocation.

3. PLEDGE OF ALLEGIANCE

4. TEXAS PLEDGE

5. APPROVAL OF MINUTES

[22-4694](#)

Minutes - Approval of the May 16, 2022 Planning and Zoning Commission Meeting Minutes

Commissioner Groll made a motion to approve the May 16, 2022 minutes as presented. Commissioner Goodwin seconded the motion which carried by the following vote:

Aye: 5 - Anne Weydeck; Kent Knight; Stephen Groll; David Goodwin and Michael Mainer

Nay: 0

Absent: 2 - Blake Axen and Justin Gilmore

Abstain: 0

6. CITIZENS COMMENTS

None

7. PUBLIC HEARINGS

[22-4696](#)

SD#22-024: Public hearing on a replat to create Lots 4BR1, 4BR2, 5DR1, and 5DR2, Block 2, Original Town of Britton on 0.569 acres located at 906 Cope Street and 911 Noah Street; 360 Surveying, surveyor; Ben Hartman, owner

Chairman Knight opened the public hearing at 6:05 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 6:05 p.m.

**Commissioner Mainer made a motion to approve the replat as presented.
Commissioner Weydeck seconded the motion which carried by the following vote:**

Aye: 5 - Anne Weydeck; Kent Knight; Stephen Groll; David Goodwin and Michael Mainer

Nay: 0

Absent: 2 - Blake Axen and Justin Gilmore

Abstain: 0

[22-4697](#)

SD#22-020: Public hearing on a replat to create Lots 6R-1 and 6R-2, Block 34, Original Town of Mansfield, being a revision of a portion of Block 34, Original Town of Mansfield, according to the plat filed in Volume 63, Page 53 of the plat records of Tarrant County, TX, City of Mansfield by Christian Cole Investments LLC, owner/developer, Coombs Land Surveying, Inc. surveyor/engineer.

Chairman Knight opened the public hearing at 6:07 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 6:07p.m.

**Commissioner Weydeck made a motion to approve the replat as presented.
Commissioner Groll seconded the motion which carried by the following vote:**

Aye: 5 - Anne Weydeck; Kent Knight; Stephen Groll; David Goodwin and Michael Mainer

Nay: 0

Absent: 2 - Blake Axen and Justin Gilmore

Abstain: 0

[22-4705](#)

SD #22-025: Public hearing on a replat to create Lots 1R1, Block 1, Electronics Addition on approximately 67.577 acres located at 1000 N Main St., Mouser Electronics Inc., owner and Baird, Hampton, and Brown Engineering and Surveying, engineer/surveyor

Chairman Knight opened the public hearing at 6:09 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 6:09 p.m.

After a brief discussion, Commissioner Weydeck made a motion to approve the replat as presented. Commissioner Goodwin seconded the motion which carried by the following vote:

Aye: 5 - Anne Weydeck; Kent Knight; Stephen Groll; David Goodwin and Michael Mainer

Nay: 0

Absent: 2 - Blake Axen and Justin Gilmore

Abstain: 0

[22-4655](#)

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 Form-based Development District".

Mr. Alexander, Planning Director, gave a presentation and was available for questions.

Chairman Knight opened the public hearing at 6:33 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 6:33 p.m.

After a discussion, Commissioner Mainer made a motion to approve the amendment to the ordinance with the approval subject to legal review with additional clarification for Paragraph (S)(9)(A): "The property owner or the developer may appeal a special land assemblage plan decision to the City Manager." Commissioner Goodwin seconded the motion which carried by the following vote:

Aye: 5 - Anne Weydeck; Kent Knight; Stephen Groll; David Goodwin and Michael Mainer

Nay: 0

Absent: 2 - Blake Axen and Justin Gilmore

Abstain: 0

[22-4695](#)

ZC#22-008: Public hearing for a zoning change from PD, Planned Development District to S, South Mansfield Form-Based Development District with T-3, Urban Edge Transect, T-4, Urban Transition Transect and T-5, Urban Center Transect zones on approximately 54.393 acres out of the C Vela Survey, Abstract No. 851, Johnson County, Texas, generally located at the northeast corner of South U.S. 287 and Lone Star Road; City of Mansfield, applicant; Chisholm Flats, LLC, owner

Mr. Alexander gave a presentation and was available for questions.

Chairman Knight opened the public hearing at 6:51p.m. and called for anyone wishing to speak to come forward.

David Berzina, applicant, spoke on the project and was available for questions.

Seeing no one else come forward to speak, Chairman Knight closed the public hearing at 6:54 p.m.

After a discussion, Commissioner Goodwin made a motion to approve the request for a zoning change. Commissioner Weydeck seconded the motion which carried by the following vote:

Aye: 5 - Anne Weydeck; Kent Knight; Stephen Groll; David Goodwin and Michael Mainer

Nay: 0

Absent: 2 - Blake Axen and Justin Gilmore

Abstain: 0

8. SUMMARY OF CITY COUNCIL ACTIONS

Mr. Alexander advised the Commission of the following:

- ZC 21-011 – Birdsong East – Failed second reading
- ZC 20-021 – Habitat for Humanity – Passed 1st reading

9. COMMISSION ANNOUNCEMENTS

Commissioner Groll will not be at the June 21st meeting.

10. STAFF ANNOUNCEMENTS

None

11. ADJOURNMENT OF MEETING

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

Aye: 5 - Anne Weydeck; Kent Knight; Stephen Groll; David Goodwin and Michael Mainer

Nay: 0

Absent: 2 - Blake Axen and Justin Gilmore

Abstain: 0

With no further business, Chairman Knight adjourned the meeting at 7:09 p.m.

Kent Knight, Chairman

Jennifer Johnston, Development Coordinator