



CITY OF MANSFIELD

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

Meeting Minutes - Draft

Planning and Zoning Commission

Tuesday, July 5, 2022

6:00 PM

City Hall Council Chambers

1. CALL TO ORDER

Chairman Knight called the meeting to order at 6:01 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

Art Wright, Senior Planner

Stevon Smith, Landscape Administrator

Jennifer Johnston, Development Coordinator

Commissioners:

Absent 1 - David Goodwin

Present 6 - Anne Weydeck; Blake Axen; Kent Knight; Stephen Groll; Justin Gilmore and Michael Mainer

2. INVOCATION

Vice Chairman Axen provided the invocation.

3. PLEDGE OF ALLEGIANCE

4. TEXAS PLEDGE

5. APPROVAL OF MINUTES

[22-4748](#)

Minutes - Approval of the June 21, 2022 Planning and Zoning Commission Meeting Minutes

Commissioner Gilmore made a motion to approve the June 21, 2022 minutes as presented. Commissioner Mainer seconded the motion which carried by the following vote:

Aye: 4 - Blake Axen; Kent Knight; Justin Gilmore and Michael Mainer

Nay: 0

Absent: 1 - David Goodwin

Abstain: 2 - Anne Weydeck and Stephen Groll

6. CITIZENS COMMENTS

None

7. CONSENT AGENDA

[22-4749](#)

SD#21-056: Final Plat of Retta Estates on approximately 22.355 acres located at 373 Retta Road; Bannister Engineering, LLC, engineer and DD Benson Development LLC, owner/developer

Commissioner Groll made a motion to approve the final plat as presented.

Commissioner Mainer seconded the motion which carried by the following vote:

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

Nay: 0

Absent: 1 - David Goodwin

Abstain: 0

[22-4751](#)

SD#22-030: Preliminary Plat of Lots 1 and 2, Block 1, JaRy Co Addition on approximately 9.495 acres located at 585 E. Debbie Lane by Kimbrough Ltd #223, owner, and Bannister Engineering, LLC, engineer/surveyor

Commissioner Groll made a motion to approve the final plat as presented.

Commissioner Mainer seconded the motion which carried by the following vote:

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

Nay: 0

Absent: 1 - David Goodwin

Abstain: 0

[22-4752](#)

SD#22-036: Final Plat of Lot 2, Block 1, Alliance Mansfield HWY 287 Industrial on approximately 1.475 acres located at 400 S. US 287 by Mansfield 34.5 Acres Highway 287 LLC, owner, and Coombs Land Surveying, Inc., engineer/surveyor

Commissioner Groll made a motion to approve the final plat as presented.

Commissioner Mainer seconded the motion which carried by the following vote:

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

Nay: 0

Absent: 1 - David Goodwin

Abstain: 0

8. PUBLIC HEARINGS

22-4753

OA#22-006: Public Hearing to consider proposed changes to Section 155.092, "Landscaping and Screening Standards", of the Code of Ordinances of the City of Mansfield, Texas, to revise the landscaping and screening standards in Section 155.092

Stevon Smith, Landscape Administrator, gave a presentation and was available for questions

Jason Alexander, Planning Director, was available for questions

Chairman Knight opened the public hearing at 6:20 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 6:20 p.m.

After a brief discussion, Vice Chairman Axen made a motion to approve the proposed amendment of sections 155.092 as presented. Commissioner Weydeck seconded the motion which carried by the following vote:

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

Nay: 0

Absent: 1 - David Goodwin

Abstain: 0

9. SUMMARY OF CITY COUNCIL ACTIONS

Mr. Alexander advised the Commission of the following:

- OA 22-003 SOMA – passed first and final reading
- ZC 22-008 Villages at South Pointe – passed first reading
- HLC 22-006 Front Gabled Bungalow – passed first reading

10. COMMISSION ANNOUNCEMENTS

None

11. STAFF ANNOUNCEMENTS

None

12. ADJOURNMENT OF MEETING

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

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

Nay: 0

Absent: 1 - David Goodwin

Abstain: 0

With no further business, Chairman Knight adjourned the meeting at 6:43 p.m.

Kent Knight, Chairman

Art Wright, Senior Planner