



CITY OF MANSFIELD

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

Meeting Minutes - Draft

Planning and Zoning Commission

Tuesday, September 6, 2022

6:00 PM

City Hall Council Chambers

1. CALL TO ORDER

Chairman Knight called the meeting to order at 6:02 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, Senior Planner
Helina Sarkodie-Minkah, Planner
Jennifer Johnston, Development Coordinator*

Commissioners:

Present 7 - Anne Weydeck; Blake Axen; Kent Knight; Stephen Groll; Justin Gilmore; David Goodwin and Michael Mainer

2. INVOCATION

Commissioner Mainer provided the invocation.

3. PLEDGE OF ALLEGIANCE

4. TEXAS PLEDGE

5. APPROVAL OF MINUTES

[22-4871](#)

Minutes - Approval of the August 1, 2022 Planning and Zoning Commission Meeting Minutes

Commissioner Groll made a motion to approve the August 1, 2022 minutes as presented. Commissioner Weydeck 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

6. **CITIZENS COMMENTS**

None

7. **CONSENT AGENDA**

[22-4864](#)

SD#22-027: Final Plat of Lot 1, Block 1, Alliance Mansfield HWY 287 Industrial on approximately 33.91 acres located at 400 S. US 287 by Mansfield 34.5 Acres Highway 287 LLC, owner, and Weisser Engineering & Surveying, Inc., engineer/surveyor.

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

[22-4865](#)

SD#22-040: Final Plat of Lots 1, Block 1, JaRy Co Addition on approximately 6.113 acres located at 585 E. Debbie Lane by Cept Mansfield Properties, LLC, owner, and Bannister Engineering, LLC, engineer/surveyor

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

[22-4866](#)

SD#22-042: Preliminary Plat of Lots 1 and 2, Block 1, UCS Mansfield Addition on approximately 58.729 acres located at 1500 S 2nd Avenue by United Cooperative Services, owner, and Trans Texas Surveying, engineer/surveyor

Commissioner Mainer made a motion to approve the preliminary plat as presented. 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

[22-4868](#)

SD#22-018: Final Plat of Lot 1, Block 1, Happy Cherry Addition on approximately 0.497 acres located at 803 S. 2nd Avenue by Happy Cherry Investments, LLC, owner; Paredes & Garcia, engineer; Data Land Services Corp., surveyor

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

8. PUBLIC HEARINGS

[22-4841](#)

ZC#22-011: Public hearing for a zoning change from C-2, Community Business District to S, South Mansfield Form-Based Development District for senior housing and ground-floor commercial uses on approximately 7.31 acres out of the T. O. Harris Survey, Abstract No. 645, Tarrant Co, TX, generally located south of Turner Warnell Road and approximately 500 feet east of FM 157 on property addressed at 1420 Turner Warnell Rd.; Legacy Multifamily Development, LLC, developer, Mansfield Commercial Partners LP, owner, and First Momentum Enterprises LLC, owner

Art Wright, Senior Planner, advised the applicant had a statement for the Commission and was available for questions.

Jason Alexander, Planning Director, and Arty Wheaton-Rodriguez, Assistant Planning Director were available for questions.

Jack Traeger, applicant, advised the commission he would like to withdraw the zoning change application. The applicant also provided a letter of withdrawal.

Chairman Knight opened the public hearing at 6:13 p.m. and called for anyone wishing to speak to come forward.

Chairman Knight read a non-speaker card in support into record for Cole Carter, 6903 Costa Del Sol Ct.

Chairman Knight read a non-speaker card in opposition into record for David and Angela Martin, 1 Willowstone Ct.

Chairman Knight read a non-speaker card in opposition into record for Erin Arrivillaga, 3065 Willowstone Trl.

Chairman Knight read a non-speaker card in opposition into record for Brian Gonzalez, 3104 Summer Grove Ct.

Shauna Friend, 13 Willowstone Ct., spoke in opposition.

Renee Simpkins, 3067 Willowstone Trl., spoke in opposition.

Tammie Pavese, 113 Millington Tr., spoke in opposition.

Jerry Creamer, 4 Raintree Ct., spoke in opposition.

Seeing no one else come forward to speak, Chairman Knight closed the public hearing at 6:44 p.m.

After a brief discussion, Vice Chairman Axen made a motion to accept the applicant's request to withdraw. Commissioner Mainer 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

[22-4869](#)

ZC#22-007: Change of zoning from PR Pre-Development District to PD Planned Development District for single-family residential uses on approximately 32.352 acres out of the James McDonald Survey, Abstract No. 997, Tarrant County, TX, located at 1970 N Main. Kinney Family Living Trust, owner, Pulte Group, Developer.

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

Kenton Miersma and Logan Pruitt, applicants, were available for questions.

Chairman Knight opened the public hearing at 6:44 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 6:44 p.m.

After a brief discussion, Groll made a motion to approve the zoning change as presented with the recommendation that an eight foot wall be constructed on the south border. Commissioner Gilmore 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

[22-4870](#)

OA#22-007: Public Hearing to consider proposed amendments to Chapter 155, "Zoning" to revise the definition of an accessory dwelling in Section 155.012; to repeal Section 155.082(E)(7) in its entirety; and to revise regulations related to accessory dwellings in Section 155.099(B) (35).

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

Jason Alexander, Planning Director, and Arty Wheaton-Rodriguez, Assistant Planning Director were available for questions.

Chairman Knight opened the public hearing at 7:33 p.m. and called for anyone wishing to speak to come forward.

Don Lautner, 18004 Fox Hollow Dr., spoke in opposition.

Seeing no one else come forward to speak, Chairman Knight closed the public hearing at 7:41 p.m.

After a brief discussion, Commissioner Groll made a motion to deny the proposed amendment of Chapter 155. Vice Chairman Axen 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

9. SUMMARY OF CITY COUNCIL ACTIONS

Mr. Alexander advised the Commission of City Council actions from their August 22, 2022 meeting

10. COMMISSION ANNOUNCEMENTS

Commissioner Mainer advised Bethlehem Baptist will be holding a Health Fair on September 10, 2022.

Commissioner Gilmore reminded the Commission of Freedom Fest taking place in Historic Downtown Mansfield on September 11, 2022.

11. STAFF ANNOUNCEMENTS

12. ADJOURNMENT OF MEETING

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

With no further business, Chairman Knight adjourned the meeting at 8:25 p.m.

Kent Knight, Chairman

Jennifer Johnston, Development Coordinator