



CITY OF MANSFIELD

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

Meeting Minutes - Draft

Planning and Zoning Commission

Monday, March 16, 2020

6:00 PM

City Hall Council Chambers

1. CALL TO ORDER

Staff Present:

Matt Jones, Director of Planning

Lisa Sudbury, Assistant Director of Planning

Art Wright, Planner II

Andrew Bogda, Planner I

Delia Jones, Planning & Zoning Secretary

Commissioners:

Present 6 - Wayne Wilshire; Anne Weydeck; Blake Axen; Bob Klenzendorf; Kent Knight
and Stephen Groll

2. RECESS INTO EXECUTIVE SESSION

The Commission did not recess into Executive Session.

3. APPROVAL OF MINUTES

[20-3491](#)

Approval of the Planning and Zoning Commission meeting minutes for
February 18, 2020

Chairman Wilshire called for approval of the February 18, 2020, minutes.

Commissioner Axen made a motion to approve the minutes. Commissioner

Weydeck seconded the motion which carried by the following vote:

Aye: 5 - Wayne Wilshire; Anne Weydeck; Blake Axen; Bob Klenzendorf and Kent
Knight

Nay: 0

Abstain: 1 - Stephen Groll

4. CITIZENS COMMENTS

None.

5. CONSENT AGENDA

[20-3494](#)

SD#20-009: Preliminary Plat of Ladera at The Reserve; John Delin of M
R Ladera, LLC

Chairman Wilshire removed the plat from the consent agenda for discussion.

Commissioner Axen had questions regarding ADA requirements for internal sidewalks. Director of Planning Matt Jones stated that the Engineering Department has no problem with private sidewalks.

After discussion, Commissioner Weydeck made a motion to approve the plat. Commissioner Groll seconded the motion which carried by the following vote:

Aye: 6 - Wayne Wilshire; Anne Weydeck; Blake Axen; Bob Klenzendorf; Kent Knight and Stephen Groll

Nay: 0

Abstain: 0

[20-3495](#)

SD#19-066: Final Plat of Lot 1, Block A, Ladera at The Reserve Phase I; John Delin of M R Ladera, LLC

Chairman Wilshire removed the plat from the consent agenda for discussion.

Commissioner Weydeck made a motion to approve the plat. Commissioner Groll seconded the motion which carried by the following vote:

Aye: 6 - Wayne Wilshire; Anne Weydeck; Blake Axen; Bob Klenzendorf; Kent Knight and Stephen Groll

Nay: 0

Abstain: 0

6. PUBLIC HEARINGS

[20-3487](#)

SD#20-001: Public hearing on a replat to create Lot 6R1, Block 1, Oakdale Addition, on 0.664 acres located at 1779 Callender Rd.; Vanessa Solis of VS Builders, Inc.

Planner Andrew Bogda gave an overview of the request and was available for questions. The applicant was not available.

Chairman Wilshire opened the public hearing and called for anyone wishing to speak to come forward.

Seeing no one come forward to speak, Chairman Wilshire closed the public hearing.

Chairman Wilshire had a question regarding easement restrictions. Mr. Bogda stated that approval would have to come from Tarrant County. He added that they will not be building on the easement and the septic system would be near it but not in it.

Commissioner Groll made a motion to approve the replat. Vice-Chairman Knight seconded the motion which carried by the following vote:

Aye: 6 - Wayne Wilshire; Anne Weydeck; Blake Axen; Bob Klenzendorf; Kent Knight and Stephen Groll

Nay: 0

Abstain: 0

20-3493

SD#19-046: Public hearing on a replat to create Dolce Vita at Mansfield, being a revision of Lot 10 and portions of Lots 1 & 9, Blk 1, Oakdale Addition, and containing 81.1781 acres located on the west side of Callender Road and the Villages of Park Hill, south and east of Woodland Estates, and north of MISD Center for the Performing Arts; Jamie Hora of Terra Associates, Inc. on behalf of John Pierret and Dr. Bernardo Pana of Dolce Vita at Mansfield, LLC and Mark Grawe of Eagle Ridge Energy II, LLC

Planner Andrew Bogda gave an overview of the request and was available for questions. Jamie Hora and Amy Zapletal, representing the applicant, were available for questions.

Chairman Wilshire opened the public hearing and called for anyone wishing to speak to come forward.

Tamera Bounds had questions regarding trees that are to be saved and abandoned wells on the site. Mr. Bogda stated that the applicant submitted a tree protection plan and confirmed that five trees will be saved. He added that the abandoned wells will be capped by mid-April and the final plat will be completed and filed at that time.

Seeing no one else come forward to speak, Chairman Wilshire closed the public hearing.

Commissioner Axen made a motion to approve the replat subject to conditions for final plat to include fencing, tree protection, gas wells capped and Railroad Commission approval. Commissioner Klenzendorf seconded the motion which carried by the following vote:

Aye: 6 - Wayne Wilshire; Anne Weydeck; Blake Axen; Bob Klenzendorf; Kent Knight and Stephen Groll

Nay: 0

Abstain: 0

20-3489

ZC#20-002: Public Hearing to consider a Historic Landmark Overlay District Classification for the Ralph S. Man Homestead on approximately 1.433 acres located at 604 W. Broad Street; Art Wright, City Historic Preservation Officer, on behalf of the City of Mansfield, property owner

Senior Planner Art Wright gave a power point presentation, brief overview of the request and was available for questions.

Chairman Wilshire opened the public hearing and called for anyone wishing to speak to come forward.

Seeing no one come forward to speak, Chairman Wilshire closed the public hearing.

After discussion, Vice-Chairman Knight made a motion to approve the request as presented. Commissioner Klenzendorf seconded the motion which carried by the following vote:

Aye: 6 - Wayne Wilshire; Anne Weydeck; Blake Axen; Bob Klenzendorf; Kent Knight and Stephen Groll

Nay: 0

Abstain: 0

[20-3490](#)

ZC#20-003: Public hearing for a change of zoning from SF-8.4/16 Single-Family Residential District to PD Planned Development District for professional & medical office uses, boutique retail shops, and artist studio uses on approximately 0.379 acres known as a portion of Block 10, Original Town of Mansfield, located at 310 E. Broad St.; Ernst Realty Investment

Planner Andrew Bogda gave a power point presentation, brief overview of the request and was available for questions.

Felix Wong, representing, the applicant, continued the power point presentation and was available for questions. Steve Ernst, the applicant, stated that the State Farm Insurance office will be located at the front of the property and will have approximately 3 or 4 tenants. He added that the rear structure will have approximately the same amount of tenants and both structures meet the required parking requirements.

Chairman Wilshire opened the public hearing and called for anyone wishing to speak to come forward. Seeing no one else come forward to speak, Chairman Wilshire closed the public hearing.

After discussion, Vice-Chairman Knight made a motion to approve the request as presented. Commissioner Axen seconded the motion which carried by the following vote:

Aye: 6 - Wayne Wilshire; Anne Weydeck; Blake Axen; Bob Klenzendorf; Kent Knight and Stephen Groll

Nay: 0

Abstain: 0

7. SUMMARY OF CITY COUNCIL ACTIONS

[20-3492](#)

Summary of City Council Actions

Informational only.

8. COMMISSION ANNOUNCEMENTS

Commissioner Klenzendorf asked if the March 23 presentation to Commissioners was still scheduled. Matt Jones stated that everything is on hold until further notice.

9. STAFF ANNOUNCEMENTS

None.

10. ADJOURNMENT OF MEETING

With no further business, Chairman Wilshire adjourned the meeting at 7:01 p.m.

Wayne Wilshire, Chairman

Delia Jones, Planning & Zoning Secretary