



# CITY OF MANSFIELD

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

## Meeting Minutes - Draft

### Planning and Zoning Commission

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Monday, April 20, 2020

6:00 PM

City Hall Council Chambers

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**This meeting was conducted by video conferencing with access to the public.**

#### 1. CALL TO ORDER

*Chairman Wilshire called the meeting to order at 6:04 p.m. in the Council Chambers of City Hall, 1200 East Broad Street, with the meeting being open to the public and notice of said meeting, giving date, place, and subject thereof, having been posted as prescribed by Chapter 551, Texas Government Code.*

*Staff Present:*

*Matt Jones, Director of Planning*

*Delia Jones, Planning & Zoning Secretary*

**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

[20-3541](#)

Minutes - Approval of the April 6, 2020 Planning and Zoning Commission Meeting Minutes

**Chairman Wilshire called for approval of the April 6, 2020, minutes with a minor correction. Commissioner Groll made a motion to approve the minutes. Vice-Chairman Knight seconded the motion which carried by the following vote:**

**Aye:** 4 - Wayne Wilshire; Blake Axen; Kent Knight and Stephen Groll

**Nay:** 0

**Abstain:** 2 - Anne Weydeck and Bob Klenzendorf

#### 4. CITIZENS COMMENTS

*None.*

**5. CONSENT AGENDA**

Commissioner Axen made a motion to approve the plats on the Consent Agenda. 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

**20-3537**

SD#20-008: Preliminary Plat of Lots 1 Thru 3, Block 1, Long Estates, being 6.716 acres located at 4517 E. Broad Street; Baird, Hampton & Brown, engineer, and Linh Phuong Tran, owner

**20-3538**

SD#19-045: Final Plat of Matlock Road Phase 2 on 1.068 acres by Graham & Associates, Inc., engineer; Ruby - 07-SPMTGE, LLC and North Rock Real Estate, LLC, owners.

**6. PUBLIC HEARINGS****20-3539**

ZC#19-023: Consideration of a change of zoning from PD, Planned Development District to PD, Planned Development District for C-2 uses including a Church and Eating Place with Drive-Through Service on approximately 32.558 acres located at 748, 756 and 764 S. Mitchell Road and 1001 S. US 287; Bannister Engineering, surveyor/engineer and Living Church, owner/developer (*Tabled from the April 20, 2020, Planning and Zoning Commission meeting*)

*Mr. Jones gave the Staff Presentation, power point presentation, and overview of the request. Truston Baba, Living Church Pastor and Jeff Linder, Project Engineer, gave an overview of the request and were 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.*

*Commissioners supported the following recommendations of Staff: 1) increase the standards for the buildings to include more masonry and architectural details, 2) reduce some of the parking to increase landscaping and community space, 3) revise the signage as recommended in the staff report to bring it more in line with the standards of The Reserve and other similar institutional uses and 4) eliminate the screening fence on the south property line as proposed.*

**After discussion, Commissioner Axen made a motion to table the request in order to give the applicant an opportunity to address Staff comments and bring back to the Commission on May 4th. Commissioner Weydeck 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. COMMISSION ANNOUNCEMENTS**

*Commissioner Groll stated that the first virtual meeting went well. Commissioner Axen stated that he is glad Commissioners voted to follow the zoning restrictions and Vice-Chairman Knight stated that there were too many variances requested.*

**8. STAFF ANNOUNCEMENTS**

*None.*

**9. ADJOURNMENT OF MEETING**

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

*With no further business, Chairman Wilshire adjourned the meeting at 7:23 p.m.*

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Wayne Wilshire, Chairman

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Delia Jones, Planning & Zoning Secretary