



CITY OF MANSFIELD

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

Meeting Minutes - Draft

Planning and Zoning Commission

Monday, July 20, 2020

6:00 PM

City Hall Council Chambers

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

1. CALL TO ORDER

Vice Chairman Knight called the meeting to order at 6:00 p.m. in the Multi-Purpose Room 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

Lisa Sudbury, Assistant Director of Planning

Art Wright, Planner II

Shirley Emerson, Planner

Andrew Bogda, Planner

Raymond Coffman, City Engineer

Commissioners:

Present 6 - Anne Weydeck; Blake Axen; Bob Klenzendorf; Kent Knight; Stephen Groll and Justin Gilmore

2. 20-3653

ELECTION OF A CHAIR

Vice-Chairman Knight turned the meeting over to Matt Jones, Director of Planning, for the election of a Chairman.

Mr. Jones called for nominees of the position of Chairman for the Commission.

Commissioner Weydeck made a motion to elect Vice Chairman Knight to the position of Chair. Commissioner Groll seconded the motion which carried by the following vote:

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

Nay: 0

Abstain: 0

3. 20-3654

ELECTION OF A VICE-CHAIR

Chairman Knight called for nominees of the position of Vice Chairman for the Commission.

Commissioner Groll made a motion to elect Blake Axen as Vice Chairman. Commissioner Weydeck seconded the motion which carried by the following vote:

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

Nay: 0

Abstain: 0

4. **APPROVAL OF MINUTES**

[20-3613](#)

Minutes - Approval of the June 15, 2020 Planning and Zoning Commission Meeting Minutes

Commissioner Groll made a motion to approve the June 15, 2020 minutes as presented. Commissioner Weydeck seconded the motion which carried by the following vote:

Aye: 5 - Anne Weydeck; Blake Axen; Bob Klenzendorf; Kent Knight and Stephen Groll

Nay: 0

Abstain: 1 - Justin Gilmore

5. **CITIZENS COMMENTS**

None.

6. **CONSENT AGENDA**

[20-3628](#)

SD#20-020: Final Plat of Shady View Estates; Ron Crabtree of Twin A Holdings, LLC

Vice-Chairman Axen made a motion to approve the plat as presented. Commissioner Groll seconded the motion which carried by the following vote:

7. **PUBLIC HEARINGS**

[20-3610](#)

SD#20-030: Public hearing on a replat to create Colby Crossing Phase 2, being a revision of Lot 1, Block 1, Kyle Addition, City of Mansfield, Tarrant County, TX, as filed in Vol. 388-206, Pg. 55, Plat Records, Tarrant County, TX and a revision of Lot 1, Block 1, Whaley Addition, City of Mansfield, Tarrant County, TX, as filed in Vol. 388-166, Pg. 85, Plat Records, Tarrant County, TX, on 9.533 acres located on the east side of Miller Road, approximately 480 feet south of Cannon Drive; John Arnold of Skorburg Company

Mr. Jones stated that the plat is substantially in conformance with the approved

Planned Development that the Commissioners reviewed earlier this year.

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

After the vote, Chairman Knight moved to agenda Item 20-3609 (ZC#20-007).

After discussion, Vice-Chairman Axen made a motion to approve the plat with the staff conditions. Commissioner Weydeck seconded the motion which carried by the following vote:

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

Nay: 0

Abstain: 0

[20-3609](#)

ZC#20-007: Public hearing for zoning change from SF-7.5/12 to PD for single family residential uses on approximately 0.547 acres located at 911 Noah Street and 906 Cope Street; Ben Hartman, owner/developer.

Mr. Jones gave the Staff presentation and overview of the request and was available to answer questions.

Ben Hartman, the applicant, was available to answer any questions.

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

After discussion, Commissioner Groll made a motion to approve the zoning change with the condition that the applicant removes the minimum 8:12 roof pitch option as part of the development standards and relocates the existing carport at 911 Noah Street further from the proposed side property line. Commissioner Weydeck seconded the motion which carried by the following vote:

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

Nay: 0

Abstain: 0

[20-3627](#)

SD#20-029: Public hearing on a replat to create Lots 1 through 24, Block 1, Legacy Estates on approximately 6.95 acres located at 2305 and 2306 Alicia Court, by Rockwater Developments, LLC, owner; DeOtte Inc., engineer; and Kaz Surveying, Inc., surveyor

Mr. Jones gave an overview of the request and was available to answer questions.

Troy Lewis, of Rockwater Developments, LLC, Curtis Young, of Sage, and Clayton Redinger, of Deotte Inc. all representing the applicant spoke regarding the application.

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

*The following persons were Speakers Opposed to the request:
Keith Harvey, Norman Leger, Jimmie Carson, Alan Kilpatrick.*

*The following person spoke and/or registered via Zoom:
Mary Malkemes, Paul Campbell, Gaya Campbell, Sally Brown, Hal Mueller, Sarah
Kilpatrick, Mike McCord, Brenda Jacks, Nannette Edwards, David Merster*

*The following persons submitted cards as Non-Speakers Opposed to the request:
Chevita Goodman, Dennis Goodman, Randy Jeffries, Barry McClintic, Russell
Nicholas, Rita Hudson*

*The following concerns were presented by the speakers and by letters and petitions:
length of the street; flooding/drainage; density; 2-story houses; traffic; sidewalks; and
public safety/crime.*

*Vice-Chairman Axen asked questions about drainage of Raymond Coffman. Mr.
Coffman presented a PowerPoint presentation and explained the area drainage to the
Commission.*

Commissioner Gilmore stated that the length of the cul-de-sac was not appropriate.

**Following this discussion, Commissioner Groll made a motion to disapprove
the plat. Commissioner Gilmore seconded the motion which carried by the
following vote:**

Aye: 5 - Anne Weydeck; Blake Axen; Bob Klenzendorf; Stephen Groll and Justin
Gilmore

Nay: 1 - Kent Knight

Abstain: 0

8. COMMISSION ANNOUNCEMENTS

*The Commissioners congratulated Chairman Knight and Vice-Chairman Axen and
welcomed Commissioner Gilmore.*

9. STAFF ANNOUNCEMENTS

*Mr. Jones stated that the Commission should start to see the Downtown Zoning
Ordinance for review and consideration in the coming month.*

10. ADJOURNMENT OF MEETING

With no further business, Chairman Knight adjourned the meeting at 8:15 p.m.

Commissioner Klenzendorf made a motion to adjourn the meeting.

Vice-Chairman Axen seconded the motion which carried by the following vote:

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

Nay: 0

Abstain: 0

Kent Knight, Chairman

Lisa Sudbury, Asst. Director of Planning