



CITY OF MANSFIELD

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

Meeting Minutes - Draft

Planning and Zoning Commission

Monday, September 21, 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

Chairman Knight called the meeting to order at 6:00 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 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

Andrew Bogda, Planner

Commissioners:

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

2. APPROVAL OF MINUTES

[20-3765](#)

Minutes - Approval of the September 8, 2020 Planning and Zoning Commission Meeting Minutes

Commissioner Gilmore made a motion to approve the September 8, 2020 minutes as presented. Commissioner Klenzendorf 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. CITIZENS COMMENTS

Keith Harvey had questions for the Commission regarding their recessing into executive session at the September 8, 2020 meeting.

4. CONSENT AGENDA

[20-3752](#)

SD#19-060: Final Plat of Birdsong Addition, Phase 1; JBI Partners, Inc, surveyor/engineer, and First Texas Homes, Inc., owner

Vice-Chairman Axen made a motion to approve the consent agenda as presented. Commissioner Weydeck seconded the motion which carried by the following votes:

5. PUBLIC HEARINGS

[20-3762](#)

SD#20-043: Public hearing on a replat to create Lots 5R, 6, and 7, Block 1, Brentwood Park, Section Two on 3.195 acres located at 733 N US 287; Bannister Engineering, engineer/surveyor; Jim Tally, owner

Mr. Jones made a few comments about the plat as presented.

Chairman Knight opened the public hearing at 6:06 p.m. and called for anyone wishing to speak to come forward. Seeing no one come forward, Chairman Knight closed the public hearing.

Commissioner Weydeck made a motion to approve the plat as presented. Commissioner Gilmore 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

[20-3763](#)

ZC#20-009: Public hearing continuation on a change of zoning from C-2 Community Business District to PD Planned Development District for single-family residential attached townhome uses on approximately 12.638 acres out of the M. Rockerfellow Survey, Abstract No. 1267, Tarrant County, TX, located at 1675 N. Main St.; Brian Cotter of Cotter Associates, LLC on behalf of Adlai Pennington of MKP Associates, Inc. (developer) and Randy Hague of Valdar Properties #4, LLC (owner)
(Tabled from the September 7, 2020, Planning and Zoning Commission meeting)

Chairman Knight stated the applicant had requested tabling the case to the next P&Z meeting.

Chairman Knight opened the public hearing at 6:08 p.m. and called for anyone wishing to speak to come forward. Seeing no one come forward, Chairman Knight continued the public hearing.

Commissioner Groll made a motion that the request be tabled to the October 5th, 2020, Planning and Zoning Commission meeting. Commissioner Klenzendorf seconded the motion which carried by the following vote:

Aye: 5 - Anne Weydeck; Bob Klenzendorf; Kent Knight; Stephen Groll and Justin Gilmore

Nay: 1 - Blake Axen

Abstain: 0

[20-3764](#)

SUP#20-014: Public hearing for a request for a Specific Use Permit for a crematorium on approximately 1.478 acres known as Lot 4R1, Block C, Hillcrest Business Park, located at 1556 Heritage Pkwy.; Christie Moore of Mansfield Funeral Home & Cremations

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

Christie Moore, the applicant made a presentation and was available for questions.

At 6:20 p.m. Chairman Knight opened the public hearing and called for anyone wishing to speak to come forward. Seeing no one come forward, Chairman Knight closed the public hearing.

Vice Chairman Axen made a motion to approve the case subject to providing the manufacturers reports to Council and updating the site plan with any lighting that would be added to the site. 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

[20-3753](#)

OA#20-001: Public hearing to consider proposed amendments of Sections 2200B, 4400.B Table G and 7800.B.38 of the Zoning Ordinance to create a Body Art & Piercing Studio Use; to permit such use in the I-1 and I-2 zoning districts; to require a Specific Use Permit in C-2 and C-3 zoning districts; and to establish separation criteria from such use from certain other land uses

At this time, Chairman Knight saw that he had a card for Donna Timmons who requested to speak at the public hearing for case ZC#20-009. Ms. Timmons came forward and offered the following questions and concerns regarding the Charleston Townhomes Planned Development:

- *Drainage*
- *Provide a 7 foot tall fence with concrete mow edge in lieu of the proposed 6 foot fence*
- *Concerned about trees being removed and a family of hawks that lives there*
- *Possible rentals of the units*
- *HOA responsibilities*

Chairman Knight called case OA#20-001.

Mr. Jones gave a brief presentation and was available to answer questions.

Chairman Knight opened the public hearing at 6:37 p.m. and called for anyone to come forward. Seeing no one come forward, Chairman Knight closed the public hearing.

Following discussion, Commissioner Groll made a motion to approve the ordinance amendment as presented. Chairman Knight seconded the motion which failed by the following votes:

Ayes: 2 – Knight and Groll
Nays: 4 – Axen, Klenzendorf, Weydeck, and Gilmore,
Abstain: 0

Following discussion, Commissioner Gilmore made a motion to remove paragraph “C” in its entirety. Commissioner Weydeck seconded this motion.

Vice Chairman Axen asked to amend the motion to require an SUP in the I-1 and I-2 districts, as well. Commissioner Weydeck seconded this motion.

The motion to amend was voted on by the Commissioners and approved as follows:

Ayes: 6 – Knight, Axen, Klenzendorf, Weydeck, Gilmore, and Groll
Nays: 0
Abstain: 0

The Commission voted on the amended main motion to approve the proposed ordinance with the following conditions: 1) remove Paragraph C removed, and 2) require a Specific Use Permit for Body Art and Piercing Studios in the C-2, C-3, I-1 and I-2 Districts. The motion carried by the following vote:

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

Nay: 0

Abstain: 0

[20-3761](#)

OA#20-002: Public hearing to consider proposed amendments of Sections 5100.E.7, 5100.F.19, 6100.D.8 and 6400.D.8 to revise the submittal requirements for applications for Concept Plans, Planned Developments, Specific Use Permits and Industrial Use Permits.

Chairman Knight briefed the Commission on this amendment. Mr. Jones was available for questions. Chairman Knight opened the public hearing at 6:53 p.m. Seeing no one come forward he closed the public hearing.

Vice Chairman Axen made a motion to approve as written. Commissioner Klenzendorf seconded the motion. The item was approved by the following vote:

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

Nay: 0

Abstain: 0

6. COMMISSION ANNOUNCEMENTS

Commissioner Klenzendorf informed the Commissioners that this was his last meeting and he would be returning to the Historic Landmark Commission.

7. **STAFF ANNOUNCEMENTS**

None.

8. **ADJOURNMENT OF MEETING**

With no further business, Chairman Knight adjourned the meeting at 6:57 p.m.

Commissioner Gilmore made a motion to adjourn the meeting. Commissioner Klenzendorf 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, Assistant Director of Planning