



CITY OF MANSFIELD

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

Meeting Minutes - Draft

Planning and Zoning Commission

Monday, October 5, 2020

5:30 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 5:30 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, Asst. Director of Planning

Andrew Bogda, Planner

Raymond Coffman, City Engineer

Matt Young, Director of Parks & Recreation

Ann Beck, Marketing and Communications Manager/Parks

Commissioners:

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

2. WORKSESSION

Discussion and Presentation on the 2020 Parks, Recreation, Open Space and Trails Master Plan

Matt Young, Director of Parks and Recreation presented the Mansfield Parks and Recreation 2020 Master Plan update to the Commission. Mr. Young stated that after the Commissioner's read the plan to please reach out with any questions they may have. The Draft Plan will be on the October 19th agenda for consideration and discussion.

3. 6:00 PM OR IMMEDIATELY FOLLOWING WORKSESSION - RECONVENE INTO REGULAR BUSINESS SESSION

4. APPROVAL OF MINUTES

[20-3799](#)

Minutes - Approval of the September 21, 2020 Planning and Zoning Commission Meeting Minutes

Vice Chairman Axen made a motion to approve the September 21, 2020 minutes as presented. Commissioner Weydeck seconded the motion which carried by the following vote:

Aye: 5 - Anne Weydeck; Blake Axen; Kent Knight; Stephen Groll and Justin Gilmore

Nay: 0

Abstain: 2 - David Goodwin and Michael Mainer

5. CITIZENS COMMENTS

None.

6. PUBLIC HEARINGS

[20-3791](#)

ZC#20-009: Public hearing continuation for 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. Rockefeller 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)

Mr. Bogda gave a presentation and was available for questions.

Brian Cotter, representative for the applicant made a presentation and was available for questions. Adlai Pennington, the developer, was also available for questions.

Chairman Knight continued the public hearing at 6:30 p.m and called for anyone wishing to speak to come forward.

Two speakers registered to speak on this case, Charles Norton and Donna Timmons. Their concerns were as follows:

- *Home values*
- *Traffic*
- *Construction duration and completion time estimates*
- *Screening fence along the west property line*
- *Noise*
- *Cars parking on the streets*
- *Flooding*
- *Tree removal*
- *Price range of new houses*
- *Expanse of concrete*
- *Flood lights on rears of houses*
- *Rentals*

At 6:42, Chairman Knight closed the public hearing.

Following discussion by the Commission, Commissioner Groll made a motion to approve the zoning change including the staff comments and requiring an 8 foot, board on board, capped, cedar fence along the north, west and south

sides of the development as agreed to by the developer. Commissioner Weydeck seconded the motion which failed by the following vote:

Aye: 3 - Anne Weydeck; Stephen Groll and Justin Gilmore

Nay: 3 - Blake Axen; Kent Knight and Michael Mainer

Abstain: 1 - David Goodwin

7. **DISCUSSION ITEMS**

Discussion and Presentation on the Role and Responsibilities of the Planning and Zoning Commissioners

Mr. Jones gave a presentation to the Planning and Zoning Commission on "Planning 101" for the members. It guided them through zoning and platting basics; rules and procedures for consideration and action; as well as enabling legislation.

8. **COMMISSION ANNOUNCEMENTS**

The Commissioners welcomed the two new members. The two new members expressed their readiness to serve.

9. **STAFF ANNOUNCEMENTS**

None.

10. **ADJOURNMENT OF MEETING**

With no further business, Chairman Knight adjourned the meeting at 7:56 p.m.

Commissioner Gilmore made a motion to adjourn the meeting. 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

11. _____
Kent Knight, Chairman

Lisa Sudbury, Assistant Director of Planning