



# CITY OF MANSFIELD

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

## Meeting Minutes - Draft

### Planning and Zoning Commission

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Monday, December 7, 2020

6:00 PM

City Hall Council Chambers

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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:*

*Lisa Sudbury, Asst. Director of Planning*

*Art Wright, Planner II*

*Andrew Bogda, Planner*

*Jennifer Johnston, Development Coordinator*

*Commissioner Groll attended by video conferencing.*

*Commissioners:*

**Absent** 2 - Justin Gilmore and Michael Mainer

**Present** 5 - Anne Weydeck; Blake Axen; Kent Knight; Stephen Groll and David Goodwin

#### 2. APPROVAL OF MINUTES

[20-3893](#)

Minutes - Approval of the November 16, 2020 Planning and Zoning Commission Meeting Minutes

**Vice-Chairman Axen made a motion to approve the November 16, 2020 minutes as presented. Commissioner Goodwin seconded the motion which carried by the following vote:**

**Aye:** 4 - Blake Axen; Kent Knight; Stephen Groll and David Goodwin

**Nay:** 0

**Absent:** 2 - Justin Gilmore and Michael Mainer

**Abstain:** 1 - Anne Weydeck

#### 3. CITIZENS COMMENTS

None

#### 4. **RECOGNITION OF SERVICE**

*Presentation for former Chairman Wayne Wilshire*

*Lisa Sudbury presented Wayne Wilshire with a plaque thanking him for his service to the Planning and Zoning Committee. Sitting commissioners also thanked Mr. Wilshire for his service and knowledge.*

*Mr. Wilshire thanked the staff, the commissioner (past and present), city council, citizens of Mansfield, and his family.*

#### 5. **CONSENT AGENDA**

[20-3890](#)

SD#19-025: Final Plat of M3 Ranch Phase 1A and 1B, on approximately 131.183 acres by Set Back Partners, owner; Hanover Property Co., developer; and LJA Engineering, engineer

*Vice-Chairman Axen pulled the item off the Consent Agenda to ask staff questions about the project. Mr. Wright answered questions about the case.*

**Vice-Chairman Axen made a motion to approve the final plat. Commissioner Weydeck seconded the motion which carried by the following votes:**

**Aye:** 5 - Anne Weydeck; Blake Axen; Kent Knight; Stephen Groll and David Goodwin

**Nay:** 0

**Absent:** 2 - Justin Gilmore and Michael Mainer

**Abstain:** 0

#### 6. **PUBLIC HEARINGS**

[20-3892](#)

SD#20-048: Public Hearing of a Final Plat of Lots 1, 2X, 3X and 4, Block 1, Mansfield DDF4; Goodwin and Marshall, Inc., engineer/surveyor; Seefried Industrial Properties, Inc., developer; and Mansfield Economic Development Corporation, owner

*No public remarks were made and public hearing was closed*

*Brent Caldwell for Goodwin and Marshall, applicant, was present to answer questions.*

*Chairman Knight asked the approximate square footage of project. Mr. Caldwell stated the building would be approximately 220,000 square feet.*

**Commissioner Weydeck made a motion to approve the final plat. Commissioner Goodwin seconded the motion which carried by the following votes:**

**Aye:** 5 - Anne Weydeck; Blake Axen; Kent Knight; Stephen Groll and David Goodwin

**Nay:** 0

**Absent:** 2 - Justin Gilmore and Michael Mainer

**Abstain:** 0

[20-3888](#)

ZC#20-015: Public hearing for a change of zoning from SF-7.5/16 Single-Family Residential District to PD Planned Development District for professional & medical office, retail, personal service, artist studio, and eating place without drive-thru service uses on approximately 0.46 acres known as Lots 3 & 8, Block 4, Original Town of Mansfield, located at 105 N 1st Ave.; Matthew Crocker

*Planner Andrew Bogda presented the council with applicants plan to preserve the existing structure and build another structure in the downtown area.*

*Felix Wong, the applicant, also made a small presentation. Explaining to the council which trees they want to preserve on the property.*

*No public remarks were made and public hearing was closed*

*Commissioner Goodwin inquired as what the monument sign would be used for. Mr. Wong stated advertisement of the business only.*

*Commission Weydeck wanted to know what type of business does the applicant think will be in the new building. Mr. Wong advised office or coffee shop.*

*Vice-Chairman Axen inquired as to the type of business would be in the existing structure. Mr. Wong advised a law firm has shown interest.*

*Vice-Chairman Axen recommended the width of existing sidewalk be increased from 3 feet to 4 feet for walkability and ADA compliance.*

*Chairman Knight asked what deviations from the C1 or C2 zoning districts were requested with this PD application. Mr. Bogda stated that the deviations from standard commercial zoning included the building materials, parking, landscaping, screening and residential proximity standards.*

*Chairman Knight asked if the proposed building would meet the minimum 300-foot separation from the adjacent Church if a business wanted alcohol sales. Mr. Bogda stated it would not meet the distance requirement and the business would need a variance.*

**Vice-Chairman Axen made a motion to approve the detailed site plan with the conditions that the side walk and decomposed granite walk to be expanded to four feet. Commissioner Weydeck seconded the motion which carried by the following votes:**

**Aye:** 5 - Anne Weydeck; Blake Axen; Kent Knight; Stephen Groll and David Goodwin

**Nay:** 0

**Absent:** 2 - Justin Gilmore and Michael Mainer

Abstain: 0

7. **OTHER AGENDA ITEMS**

[20-3891](#)

Consideration and Possible Action to Suspend the Rules of Procedure of the Planning and Zoning Commission to Cancel the December 21, 2020 Meeting

Commissioner Goodwin made a motion to approve the suspension of the Rules of Procedure of the Planning and Zoning Commission to Cancel the December 21, 2020 Meeting. Commissioner Weydeck seconded the motion which carried by the following votes

**Aye:** 5 - Anne Weydeck; Blake Axen; Kent Knight; Stephen Groll and David Goodwin

**Nay:** 0

**Absent:** 2 - Justin Gilmore and Michael Mainer

**Abstain:** 0

8. **COMMISSION ANNOUNCEMENTS**

*None*

9. **STAFF ANNOUNCEMENTS**

*Mrs. Sudbury stated the next meeting will be January 4, 2021*

10. **ADJOURNMENT OF MEETING**

*With no further business, Chairman Knight adjourned the meeting at 6:51 p.m.*

Commissioner Goodwin made a motion to adjourn the meeting. Commissioner Weydeck seconded the motion which carried by the following vote:

**Aye:** 5 - Anne Weydeck; Blake Axen; Kent Knight; Stephen Groll and David Goodwin

**Nay:** 0

**Absent:** 2 - Justin Gilmore and Michael Mainer

**Abstain:** 0

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Kent Knight, Chairman

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Jennifer Johnston, Development Coordinator

