



CITY OF MANSFIELD

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

Meeting Minutes - Draft

Planning and Zoning Commission

Monday, June 7, 2021

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 the date, place, and subject thereof, having been posted as prescribed by Chapter 551, Texas Government Code.

Staff Present:

Jason Alexander, Planning Director

Arty Wheaton-Rodriguez, Assistant Planning Director

Art Wright, Planner II

Jennifer Johnston, Development Coordinator

Commissioners:

Absent 3 - Blake Axen; Stephen Groll and David Goodwin

Present 4 - Anne Weydeck; Kent Knight; Justin Gilmore and Michael Mainer

2. APPROVAL OF MINUTES

[21-4104](#)

Minutes - Approval of the May 17, 2021 Planning and Zoning Commission Meeting Minutes

Commissioner Gilmore made a motion to approve the May 17, 2021 minutes as presented. Commissioner Weydeck seconded the motion which carried by the following vote:

Aye: 4 - Anne Weydeck; Kent Knight; Justin Gilmore and Michael Mainer

Nay: 0

Absent: 3 - Blake Axen; Stephen Groll and David Goodwin

Abstain: 0

Planning Director Alexander introduced Arty Wheaton-Rodriguez, the new Assistant Planning Director, to the commission.

3. CITIZENS COMMENTS

None

4. CONSENT AGENDA**21-4110**

SD#20-053: Final Plat of Watson Branch Phase 1 being 34.039 acres generally located north of Mouser Way, east of House Road and approximately 1,500 feet west of US 287 by Realty Capital Management, owner/developer and Grantham & Associates, Inc., engineer/surveyor

Commissioner Mainer made a motion to approve the plat as presented.

Commissioner Gilmore seconded the motion which carried by the following vote:

Aye: 4 - Anne Weydeck; Kent Knight; Justin Gilmore and Michael Mainer

Nay: 0

Absent: 3 - Blake Axen; Stephen Groll and David Goodwin

Abstain: 0

21-4113

SD#21-012: Final plat of Lot 1, Block 1, Burton Place - Mansfield on 3.007 acres located at 1100 N Hyview Road by Herbert S. Beasley Land Surveyors, L.P., surveyor; Tracy Smith and Marcus R. Burton, owners

Commissioner Gilmore removed the Plat from consent.

After a short discussion, Commissioner Gilmore made a motion to approve the plat as presented. Commissioner Weydeck seconded the motion which carried by the following vote:

Aye: 4 - Anne Weydeck; Kent Knight; Justin Gilmore and Michael Mainer

Nay: 0

Absent: 3 - Blake Axen; Stephen Groll and David Goodwin

Abstain: 0

5. PUBLIC HEARINGS**21-4112**

SD#21-025: Public hearing on a replat to create Lot 1R, Block 2, Heritage Industrial Park; Brandon Davidson of Corwin Engineering, Inc. (engineer/surveyor) on behalf of Charles Nickson of Nickson Heritage Industrial LLC (owner/developer)

Mr. Wright was available for questions.

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 to speak, Chairman Knight closed the public hearing at 6:06 p.m.

Commissioner Weydeck made a motion to approve the replat as presented. Commissioner Gilmore seconded the motion which carried by the following vote:

Aye: 4 - Anne Weydeck; Kent Knight; Justin Gilmore and Michael Mainer

Nay: 0

Absent: 3 - Blake Axen; Stephen Groll and David Goodwin

Abstain: 0

21-4111

ZC#21-005: Public hearing on a change of zoning from SF-7.5/16 and SF-12/22 Single-Family Residential Districts to PD Planned Development District for Single-Family Residential Uses on approximately 47.72 acres out of the Arthur Gibson Survey, Abstract No. 302; Johnson County, Texas, generally located approximately 1,650 feet east of FM 917 and approximately 2,700 feet north of Bedford Road by Ben Luedtke on behalf of M3 Ranch Development, Inc., developer and M3 Ranch Land Investment, owner

Mr. Wright gave a brief PowerPoint presentation and was available for questions.

Chairman Knight opened the public hearing at 6:16 pm and called for anyone wishing to speak to come forward.

Ben Luetke of 3001 Knox St. Dallas TX, the applicant, and Aaron Duncan of 2001 N. Lamar St. Dallas TX., applicant's project coordinator, also gave brief PowerPoint presentations and were available for questions.

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

Seeing no one come forward to speak, Chairman Knight closed the public hearing at 6:16 p.m.

After a short discussion, Commissioner Gilmore made a motion to approve the zoning change as presented. Commissioner Weydeck seconded the motion which carried by the following vote:

Aye: 4 - Anne Weydeck; Kent Knight; Justin Gilmore and Michael Mainer

Nay: 0

Absent: 3 - Blake Axen; Stephen Groll and David Goodwin

Abstain: 0

6. OTHER AGENDA ITEMS

21-4114

SD#21-014: Final Plat of Lots 1-2, Block 1, Saenz Estates, being 3.03 acres located on the north west corner of Cordes Road and Howell Drive;

Texas Surveying Inc., surveyor and Erick and Myra Saenz, owners

Mr. Wright was available for questions.

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

Seeing no one come forward to speak, Chairman Knight closed the public hearing at 6:30 p.m.

Commissioner Mainer made a motion to approve the plat as presented.

Commissioner Weydeck seconded the motion which carried by the following vote:

Aye: 4 - Anne Weydeck; Kent Knight; Justin Gilmore and Michael Mainer

Nay: 0

Absent: 3 - Blake Axen; Stephen Groll and David Goodwin

Abstain: 0

7. COMMISSION ANNOUNCEMENTS

Commissioner Gilmore stated that he will be absent from the June 21, 2021 meeting.

8. STAFF ANNOUNCEMENTS

None

9. ADJOURNMENT OF MEETING

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

Aye: 4 - Anne Weydeck; Kent Knight; Justin Gilmore and Michael Mainer

Nay: 0

Absent: 3 - Blake Axen; Stephen Groll and David Goodwin

Abstain: 0

With no further business, Chairman Knight adjourned the meeting at 6:34 p.m.

Kent Knight, Chairman

Jennifer Johnston, Development Coordinator