



CITY OF MANSFIELD

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

Meeting Minutes - Draft

Planning and Zoning Commission

Monday, September 20, 2021

6:00 PM

City Hall Council Chambers

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:

Matt Jones, Assistant City Manager

Jason Alexander, Director of Planning

Arty Wheaton-Rodriguez, Assistant Director of Planning

Shirley Emerson, Planner

Jennifer Johnston, Development Coordinator

Commissioners:

Absent 2 - Blake Axen and Stephen Groll

Present 5 - Anne Weydeck; Kent Knight; Justin Gilmore; David Goodwin and Michael Mainer

3. APPROVAL OF MINUTES

[21-4304](#)

Minutes - Approval of the September 7, 2021 Planning and Zoning Commission Meeting Minutes

Commissioner Gilmore made a motion to approve the September 7, 2021 minutes as presented. Commissioner Weydeck seconded the motion which carried by the following vote:

Aye: 5 - Anne Weydeck; Kent Knight; Justin Gilmore; David Goodwin and Michael Mainer

Nay: 0

Absent: 2 - Blake Axen and Stephen Groll

Abstain: 0

[21-4305](#)

Minutes - Approval of the September 13, 2021 Planning and Zoning Commission Meeting Minutes

Commissioner Gilmore made a motion to approve the September 13, 2021

minutes as presented. Commissioner Weydeck seconded the motion which carried by the following vote:

Aye: 5 - Anne Weydeck; Kent Knight; Justin Gilmore; David Goodwin and Michael Mainer

Nay: 0

Absent: 2 - Blake Axen and Stephen Groll

Abstain: 0

4. CITIZENS COMMENTS

None

6. PUBLIC HEARINGS

[21-4274](#)

SUP#21-006: Continuation of public hearing and consideration of a request for a Specific Use Permit for an Auto Rental on approximately 2.754 acres being Lot 5, Block 1, Mansfield Commons located at 990 N US 287; The Commons at Walnut Creek 18, Owner; Avis Budget, proposed tenant/applicant

Jeff Wagner, Avis Budget representative, provided a written statement requesting additional time

Planning and Zoning requested the case be continued to the October 18, 2021 meeting.

Chairman Knight opened the public hearing at 6:03pm and called for anyone wishing to speak to come forward.

Seeing no one come forward to speak, Chairman Knight closed the public hearing at 6:03pm.

Commissioner Goodwin made a motion to continue this matter until the October 18, 2021 meeting. Commissioner Gilmore seconded the motion which carried by the following vote:

Aye: 5 - Anne Weydeck; Kent Knight; Justin Gilmore; David Goodwin and Michael Mainer

Nay: 0

Absent: 2 - Blake Axen and Stephen Groll

Abstain: 0

[21-4299](#)

ZC#21-013: Public hearing for a change of zoning from SF-7.5/12, Single-Family Residential and C-1, Neighborhood Business Districts to PD, Planned Development District for a church and other church related facilities, a pre-school, day care, education, coffee shop, eating place without drive-through service and other OP uses as allowed on

approximately 10.97 acres, being Lot 1R1, Block 1, Bethlehem Baptist Church Addition and a 0.1 acre tract situated in the T.J. Hanks Survey, Abstract No. 644, City of Mansfield, Tarrant Co. TX, addressed at 1188 W Broad Street; Shank Architects, architect and Bethlehem Baptist Church, owner

Mr. Wheaton-Rodriguez gave a presentation and was available for questions.

David Shanks and David Waite, of Shanks Architects, were available for questions.

Michael Peterson, of Graham Associates Inc., was available for questions.

Chairman Knight opened the public hearing at 6:13 pm and called for anyone wishing to speak to come forward.

Bridgett Oneal of 6321 Glen Knoll, made inquiries into the project on behalf of her parents who live at 372 Morgan

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

Commissioner Mainer advised the commission he would be abstaining from voting as he has personal interest in this manner.

Commissioner Goodwin 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 David Goodwin

Nay: 0

Absent: 2 - Blake Axen and Stephen Groll

Abstain: 1 - Michael Mainer

21-4301

ZC#21-008: Public hearing on a change of zoning from PR, Pre-Development District to PD, Planned Development District for Single-Family Residential Uses on approximately 11.76 acres out of the J. McDonald Survey, Abstract No. 997, generally located west of the Union Pacific railroad track, east of St Giles Drive and Cancun Drive, and approximately 120 feet north of Alpine Industrial Rd on property addressed at 6239 Newt Patterson Road; Testudo Land LLC, owner, Bayley Yandell Development LTD, developer and MMA, engineer

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

Jacob Sumpter and Rick Swogger, of MMA, were available for questions.

Doug Skomer, of Bayley Yandell Development LTD, was available for questions.

Chairman Knight opened the public hearing at 6:40 pm and called for anyone wishing to speak to come forward.

Jessica Ross, of 1725 Abaco Dr., voiced her concerns with the rezoning.

Seeing no one come forward to speak, Chairman Knight closed the public hearing at 6:45 pm.

After some discussion, Commissioner Gilmore made a motion to continue this matter until the October 4, 2021 meeting. Commissioner Weydeck seconded the motion which carried by the following vote:

Aye: 4 - Anne Weydeck; Justin Gilmore; David Goodwin and Michael Mainer

Nay: 1 - Kent Knight

Absent: 2 - Blake Axen and Stephen Groll

Abstain: 0

21-4293

OA#21-0021: Public hearing to consider a zoning change from various districts to D, Downtown District and Amending the Mansfield Code of Ordinances by Amending Special Purpose District Regulations and Creating a New Section 155.071 "Form-Based Code Districts" and Section 155.072 "D, Downtown District". The amendments necessary also including Amending Certain Sections Necessary to Enable the D, Downtown District and Repealing C-4 Downtown District and All References Related Thereto.

Mr. Jones spoke about the proposed zoning change.

Mr. Wheaton-Rodriguez gave a presentation and was available for questions.

Chairman Knight opened the public hearing at 7:36 pm and called for anyone wishing to speak to come forward.

Gary Mueller, of 206 W Kimball St., voiced his concerns with the rezoning.

Ben Hartman, of 500 Alvarado St., voiced his support of the rezoning.

Seeing no one come forward to speak, Chairman Knight closed the public hearing at 7:46 pm.

After some discussion, Commission Goodwin made a motion to approve the Zoning Change with staff recommendations. Commissioner Gilmore seconded the motion which carried by the following vote:

Aye: 5 - Anne Weydeck; Kent Knight; Justin Gilmore; David Goodwin and Michael Mainer

Nay: 0

Absent: 2 - Blake Axen and Stephen Groll

Abstain: 0

9. SUMMARY OF CITY COUNCIL ACTIONS

Planning Director Jason Alexander advised the Commission of the following:

- 2021/2022 Fiscal Budget was approved
- ZC#21-012 Andy's Frozen Custard 1st reading was approved
- OA #21-002 Smoking Ordinance 2nd reading was approved.
- SUP#21-002 Java Lounge was approved

10. COMMISSION ANNOUNCEMENTS

Commissioner Mainer announced Bethlehem Baptist Church is having a Community Event at 1188 W Broad from 6:30 to 8 pm on September 30, 2021

Commission Weydeck announced an event for the weekend of November 6th at the Lot in Downtown in honor of the veterans.

11. STAFF ANNOUNCEMENTS

None

12. ADJOURNMENT OF MEETING

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

Aye: 5 - Anne Weydeck; Kent Knight; Justin Gilmore; David Goodwin and Michael Mainer

Nay: 0

Absent: 2 - Blake Axen and Stephen Groll

Abstain: 0

With no further business, Chairman Knight adjourned the meeting at 8:12 p.m.

Kent Knight, Chairman

Jennifer Johnston, Development Coordinator