



CITY OF MANSFIELD

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

Meeting Minutes - Draft

Planning and Zoning Commission

Monday, October 4, 2021

6:00 PM

City Hall Council Chambers

1. CALL TO ORDER

Chairman Knight called the meeting to order at 6:01 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:

Jason Alexander, Director of Planning

Arty Wheaton-Rodriguez, Assistant Director of Planning

Andrew Bogda, Planner

Jennifer Johnston, Development Coordinator

Commissioners:

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

2. APPROVAL OF MINUTES

[21-4333](#)

Minutes - Approval of the September 20, 2021 Planning and Zoning Commission Meeting Minutes

Commissioner Mainer made a motion to approve the September 20, 2021 minutes as presented. Commissioner Gilmore 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

3. CITIZENS COMMENTS

None

4. PUBLIC HEARINGS

[21-4331](#)

SD#21-047: Public hearing on a replat to create Lot 1R-2, Block 1, Klein Tools Addition on 65.705 acres located at 500 Klein Tools Blvd by Wier and Associates, Inc., engineer/surveyor; Klein Tools, Inc., owner

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

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

Commissioner Weydeck made a motion approve the plat as presented.

Commissioner Axen 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

[21-4334](#)

SD#21-039: Replat to create Lot 1R, Block 1, Steadfast Heritage Addition being 1.537 acres located at 1700 Commerce Drive; JPH Land Surveying Inc., surveyor, Vaquero Heritage Parkway Partners LP, developer and Steadfast Heritage LLC, owner

Chairman Knight opened the public hearing at 6:04 pm and called for anyone wishing to speak to come forward.

Seeing no one come forward to speak, Chairman Knight closed the public hearing at 6:04 pm

Commissioner Mainer made a motion approve the plat as presented.

Commissioner Gilmore 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

[21-4276](#)

SUP#20-006: Public hearing continuation for a request for a Specific Use Permit for a gasoline service station on approximately 1.483 acres known as Lot 1, Block 2, Newport Addition, located at 2919 N. Main St.; Cody Brooks of Bannister Engineering, LLC (engineer), Jack Romigh of Knight Group Architects (architect), and Mark Feuling of Turnkey Construction and Development Group (developer) on behalf of Akram H. Chowdhury (owner)

Applicant requested the case be continued to the October 18, 2021 meeting.

Chairman Knight opened the public hearing at 6:06 pm 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 pm.

Commissioner Groll made a motion to continue this matter until the October 18, 2021 meeting. Commissioner Goodwin 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

[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
(Tabled from the September 20, 2021, meeting)

Applicant withdrew request for zoning change.

[21-4332](#)

ZC#21-015: Public hearing for change of zoning from C-2 Community Business District to PD, Planned Development District for 2F, Two Family Residential District plus triplex for a Duplex and Triplex, Attached Single-Family Development on approximately 6.56 acre tract of land situated in the Henry McGehee Survey, Abstract Number 998, located in the City of Mansfield, Tarrant Co., TX, being all of Lots 6,7,8, and 9, Matlock Center Addition and being part of a called 12.974 Acre Tract in Substitute Trustee's Deed to Kingdom Work Foundation, recorded in Instrument D214023663 located in the City of Mansfield, Tarrant Co., TX, generally located at 1701 Country Club Drive and 1107-1110 Alexis Court; Brian Cotter of Cotter Associates (planner) on behalf of Louis Scoma of Kingdom Work Foundation (owner)

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

Brian Cotter, of Cotter Associates, gave a presentation and was available for questions.

Michael Dike, of Village Homes, gave a presentation and was available for questions.

Chairman Knight opened the public hearing at 6:35 pm and called for anyone wishing to speak to come forward.

Melody Hoffman, of 1301 Chapel Mill Dr., voiced her opposition to the zoning change

Joe Wyatt, of 1708 Hasting Dr., voiced his opposition to the zoning change

Duane Vincent, of 1706 Hasting Dr., voiced his opposition to the zoning change

Wayne Wilshire, of 1101 Pine Hurst Ct., voiced his opposition to the zoning change.

Seeing no one come forward to speak, Chairman Knight closed the public hearing at 6:43 pm.

Commissioner Gilmore made a motion approve the zoning change with the following conditions 1) fences adjoining single family residential will be 8 foot board on board with a cap, 2) provide an additional pedestrian walkway and access point, 3) all trees on the north and west side of the parcel aligning the residential area must be evergreens, and 4) remove the fire pit. 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

5. SUMMARY OF CITY COUNCIL ACTIONS

Planning Director Jason Alexander advised the Commission of the following:

- IUP #21-001 for Next Gen passed
- SUP#21-005 for Murphy's passed
- OA#21-001 Downtown first reading passed
- ZC#21-016 Southwest Park public hearing was conducted
- ZC#21-010 Birdsong West first reading passed
- ZC#21-012 Andy's second and final reading passed

6. COMMISSION ANNOUNCEMENTS

Commissioner Mainer announced Bethlehem Baptist Church is having a Community Event at 1188 W Broad from 10:00 am to 12:00 pm on October 9, 2021

7. STAFF ANNOUNCEMENTS

Joint session between City Council, P&Z, MEDC, and MPFDC will take place on October 26, 2021 at 6 pm. The meeting will take place at Living Church located at 2711 Matlock Road.

8. ADJOURNMENT OF MEETING

Commissioner Groll made a motion to adjourn the meeting. Vice-Chairman Axen seconded the motion which carried by the following vote:

With no further business, Chairman Knight adjourned the meeting at 7:43 p.m.

Kent Knight, Chairman

Jennifer Johnston, Development Coordinator