



CITY OF MANSFIELD

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

Meeting Minutes - Draft

Planning and Zoning Commission

Monday, October 18, 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:

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

[21-4349](#)

Minutes - Approval of the October 4, 2021 Planning and Zoning Commission Meeting Minutes

Commissioner Mainer made a motion to approve the October 4, 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

[21-4274](#)

SUP#21-006: 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

Case was withdrawn by applicant

[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)

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

Jack Romigh, of Knight Group Architects, was available for questions.

Chairman Knight opened the public hearing at 6:12 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 6:12pm.

Commissioner Groll made a motion to approve the Specific Use Permit as presented. Commissioner Mainer seconded the motion which carried by the following vote:

Aye: 6 - Anne Weydeck; Blake Axen; Kent Knight; Stephen Groll; David Goodwin and Michael Mainer

Nay: 1 - Justin Gilmore

Abstain: 0

[21-4350](#)

ZC#21-009 Change of zoning from PR Pre-Development District to PD, Planned Development District for Light Industrial Use on approximately 146.48 acre tract of land situated in the William Styles Survey, Abstract No. 791; JQ Wheeler Survey, Abstract 903; and SM Kemp Survey, Abstract 492 located in the City of Mansfield, Johnson County., TX, generally bounded by S 7th Ave on the east, Jessica Dr on the west Hank St on the north and the northern boundary of M3 Ranch to the south. Blake Wilson, Stonelake Capital Partners (developer) on behalf of Mansfield ISD, Ira T. Kimbrough and Andree E. Kimbrough Real Estate LLC (owner)

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

Clemon Brown, of Stonelake, gave a presentation and was available for questions.

Blake Wilson, of Stonelake, gave a presentation and was available for questions.

Jonathan Vinson, of Jaskson Walker LLP, gave a presentation and was available for questions.

Brandon Forsythe, of Kimley-Horn, gave a presentation and was available for questions.

Brad Moss, of Kimley-Horn, gave a presentation and was available for questions.

Chairman Knight opened the public hearing at 6:53 pm and called for anyone wishing to speak to come forward.

Dee Daney, of 1010 Westminster., voiced her support to the zoning change

Gavin Callaway, of 8128 Blum Creel Trl., voiced his support to the zoning change

Chairman Knight recognized the following non-speakers:

Rob Miller, applicant, 121 Mc Kinney Dr. Burleson TX – Support

Jeff Alsabrook, 1509 Monte Carlo Dr. – Support

Steve Mitchell, 7542 Sharon Lee Dr.- Support

Michael DeVito, 1304 Waterwood Dr.- Support

Shane Farrar, 2080 Cannon Dr. – Support

Brian Mizell, 7408 Nocona Dr. – Support

Angela Callaway, 8128 Plum Creek Trl. – Support

Larry Yeats, 510N. Parkridge Dr.- Support

Robert Putman, 941 McCampbell Rd. – Support

Wayne Wilshire, 1101 Pinehurst Ct. – Support

Charles Roeder, 413 Canadian Trl. – Support

Seeing no one come forward to speak, Chairman Knight closed the public hearing at 7:03 pm.

Commissioner Mainer made a motion to deny the zoning change.

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

Aye: 3 - Kent Knight; Stephen Groll and Michael Mainer

Nay: 4 - Anne Weydeck; Blake Axen; Justin Gilmore and David Goodwin

Abstain: 0

5. SUMMARY OF CITY COUNCIL ACTIONS

Planning Director Jason Alexander advised the Commission of the following:

•*Contract with Lew Oliver for Professional Architectural Services for an Architectural Pattern Book passed.*

•*OA#21-001- Downtown second and final reading passed*

•*ZC#21-016 - Southwest Park annexation was passed*

•*ZC#21-013 - Bethlehem Baptist Church first reading and public hearing passed*

•*ZC#21-010 – Birdsong West second and final reading passed*

6. COMMISSION ANNOUNCEMENTS

Commissioner Mainer announced Bethlehem Baptist Church is having a Fall Festival on October 30, 2021.

Commissioner Groll reminded everyone of early voting taking place

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 Mainer made a motion to adjourn the meeting. Vice-Chairman 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

With no further business, Chairman Knight adjourned the meeting at 8:15 p.m.

Kent Knight, Chairman

Jennifer Johnston, Development Coordinator