



# CITY OF MANSFIELD

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

## Meeting Minutes - Final

### Planning and Zoning Commission

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Monday, August 3, 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:*

*Matt Jones, Director of Planning*

*Lisa Sudbury, Assistant Director of Planning*

*Art Wright, Planner II*

*Andrew Bogda, Planner*

*Shirley Emerson, Planner*

*Raymond Coffman, City Engineer*

*Commissioners (Commissioner Groll attended by Zoom Meeting):*

**Present** 6 - Anne Weydeck; Blake Axen; Bob Klenzendorf; Kent Knight; Stephen Groll and Justin Gilmore

#### 2. APPROVAL OF MINUTES

[20-3659](#)

Minutes - Approval of the July 20, 2020 Planning and Zoning Commission Meeting Minutes

**Commissioner Klenzendorf made a motion to approve the July 20, 2020 minutes as presented. Commissioner Gilmore seconded the motion which carried by the following vote:**

**Aye:** 6 - Anne Weydeck; Blake Axen; Bob Klenzendorf; Kent Knight; Stephen Groll and Justin Gilmore

**Nay:** 0

**Abstain:** 0

#### 3. CITIZENS COMMENTS

*None.*

**4. PUBLIC HEARINGS****20-3661**

ZC#20-010: Public hearing for a zoning change from C-1, Neighborhood Business District to SF-7.5/18 Single-Family Residential District on approximately 1.46 acres located at 1557 Speers Drive; Cristina Salinas, owner/developer

*Ms. Emerson gave a staff presentation and overview of the request. The applicant was available to answer questions.*

*Chairman Knight opened the public hearing and called for anyone wishing to speak to come forward. Seeing no one come forward, the Chairman closed the public hearing.*

**After discussion, Vice-Chairman Axen made a motion to approve the request as presented. Commissioner Klenzendorf seconded the motion which carried by the following vote:**

**Aye:** 6 - Anne Weydeck; Blake Axen; Bob Klenzendorf; Kent Knight; Stephen Groll and Justin Gilmore

**Nay:** 0

**Abstain:** 0

**20-3662**

ZC#20-008: Public hearing for a change of zoning from C-2 Community Business District to PD Planned Development District for apartment and townhome uses on approximately 19.527 acres out of the J. Grimsley Survey, Abstract No. 578, generally located at 2880 Matlock Rd.; Miller Sylvan of JPI on behalf of Morreta A. & James A. Weatherford of Deblock, Ltd.

*Mr. Bogda gave a staff presentation and overview of the request and was available to answer questions.*

*Tommy Mann, Miller Sylvan, Daniel Satsky and Brian Shamburger gave the applicants' presentation and were available to answer questions.*

*Chairman Knight opened the public hearing and called for anyone wishing to speak to come forward. He also noted that the Commission had received written comments as follows:*

*Staff received 3 emails with no names in opposition to the request.*

*Staff received emails from the following in opposition to the request:*

*Taylor Strickland; Kim Gray; Meggan and Trent Fletcher; Kathy Pilson; Bart and Debi Reed; Debbie Landes; Michael Lawson; Larry and Kathy Wilshire; Stacy Law; Leann Campbell; Casandra Harmon; Jolene Marchant; Barbara White; Amber Hanner; Chelsie Bruce; Chris York; Beth Stokman; Christine Sullivan; and Stacey Gooding.*

*Chairman Knight summarized Chelsie Bruce's email, per her request, stating that traffic, school zones, 4-story apartments overlooking single family backyards and long term maintenance of the project were her concerns.*

*Larry Wilshire appeared in person and spoke in opposition to the request noting that he was aware that property was zoned commercial and was willing to live with that condition. He also stated his concerns about the height of the property and the lack of landscape buffer to the south.*

*Chairman Knight closed the public hearing and opened the floor to questions and discussion by the Commission.*

*The Commission discussed building materials; density; the proposed dog park and amenities; traffic; the type of Property Owners Association for the development; timing/phasing of the project; access, traffic, and circulation; screening and buffering; school bus accessibility; breakdown of the types of units; occupancy rates of other apartments in the City; signage; and drainage and water quality requirements.*

*Vice-Chairman Axen asked if the applicant would increase the 6-foot masonry screening wall to an 8-foot masonry wall along the south boundary between the development and the Cypress Crossing neighborhood. The applicant agreed to increase the height of the wall.*

*After this discussion, Commissioner Weydeck made a motion to deny the request, stating that the density of the development was too high. Commissioner Klenzendorf seconded the motion which failed by the following vote:*

*Ayes: 3 – Klenzendorf, Groll, and Weydeck  
Nays: 3 – Knight, Axen, and Gilmore  
Abstain: 0*

*After further discussion, Commissioner Gilmore made a motion to approve the request with staff's recommendations and requiring an 8-foot screening wall along the south property line. Vice-Chairman Axen seconded the motion which failed by the following vote:*

*Ayes: 3 – Knight, Axen and Gilmore  
Nays: 3 – Klenzendorf, Groll, and Weydeck  
Abstain: 0*

*At this time, the Commission recessed from 8:44 p.m. to 8:50 p.m.*

*After the final vote, Mr. Jones stated that the request would move forward to City Council with a recommendation of denial for failure to approve in accordance with the Commission's Rules of Procedure in the event of a tie vote.*

**After the recess, Vice Chairman Axen made a motion to approve the request with staff's recommendations and requiring an 8-foot screening wall along the south property line. Commissioner Gilmore seconded the motion which failed by the following vote:**

**Aye: 3 - Blake Axen; Kent Knight and Justin Gilmore**

**Nay: 3 - Anne Weydeck; Bob Klenzendorf and Stephen Groll**

**Abstain: 0**

## **5. COMMISSION ANNOUNCEMENTS**

*None.*

**6. STAFF ANNOUNCEMENTS**

*None.*

**7. ADJOURNMENT OF MEETING**

*With no further business, Chairman Knight adjourned the meeting at 8:57 p.m.*

**Commissioner Klenzendorf made a motion to adjourn the meeting.**

**Vice-Chairman Axen seconded the motion which carried by the following vote:**

**Aye:** 6 - Anne Weydeck; Blake Axen; Bob Klenzendorf; Kent Knight; Stephen Groll  
and Justin Gilmore

**Nay:** 0

**Abstain:** 0

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Kent Knight, Chairman

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Lisa Sudbury, Assistant Director of Planning