



CITY OF MANSFIELD

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

Meeting Minutes - Final

Planning and Zoning Commission

Monday, October 19, 2020

6:00 PM

Multi-Purpose Room

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 6:13 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, Asst. Director of Planning

Art Wright, Planner II

Jennifer Johnston, Development Coordinator

Matt Young, Director of Parks & Recreation

Commissioners:

Absent 1 - Justin Gilmore

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

2. APPROVAL OF MINUTES

[20-3832](#)

Minutes - Approval of the October 5, 2020 Planning and Zoning Commission Meeting Minutes

Commissioner Groll made a motion to approve the October 5, 2020 minutes 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: 0

Absent: 1 - Justin Gilmore

Abstain: 0

3. CITIZENS COMMENTS

None

4. **CONSENT AGENDA**

[20-3822](#)

SD#20-047: Final Plat of Lot 1, Block 1, Mansfield Urban Industrial Addition; Reid Caldwell of Longbow Interests, LLC

Commissioner Axen removed this plat from consent.

Commissioner Groll made a motion to approve the consent agenda as presented. Commissioner Mainer seconded the motion which carried by the following votes:

Aye: 5 - Anne Weydeck; Kent Knight; Stephen Groll; David Goodwin and Michael Mainer

Nay: 0

Absent: 1 - Justin Gilmore

Abstain: 1 - Blake Axen

[20-3823](#)

SD#20-046: Final Plat of Lot 1, Block 1, Overture at Mansfield; Tim Coltart of RCM Watson Branch Partners, L.P.

Commissioner Weydeck made a motion to approve the consent agenda as presented. Commissioner Axen seconded the motion which carried by the following votes:

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

Nay: 0

Absent: 1 - Justin Gilmore

Abstain: 0

[20-3829](#)

SD#20-041: Final Plat of Mitchell Farms; John Arnold of Skorburg Company

Commissioner Weydeck made a motion to approve the consent agenda as presented. Commissioner Axen seconded the motion which carried by the following votes:

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

Nay: 0

Absent: 1 - Justin Gilmore

Abstain: 0

5. **OTHER AGENDA ITEMS**

[20-3825](#)

Discussion and Consideration for Recommendation for Adoption by the City Council, the 2020 Parks, Recreation, Open Space and Trails Master Plan

- *Matt Young – Present a brief overview of the 2020 Master Plan for Parks, Recreation, Open Space and Trails; included in the presentation was 60 years of Park History in Mansfield. Mansfield citizens were polled to determine what the needs and wants of the community are. There are four focus areas in which projects will be implemented; with currently five goal projects. There will be an annual review of the plan to make sure goals are being met and provide accountability for actions taken.*

- *Commissioner Comments:
Groll- McKnight Park is a favorite. Department has done well with resource constraints. Questioning how much does the .50 sales tax typically generate? Answer: 6.5M with 2M being available for new projects.*

Weydeck- Congratulated M. Young on a fabulous presentation, made her aware of what part of the city needs and doesn't need attention. Wants to know how P&Z can help coordinate to meet the 2020 plan. MPFDC start plugging into 10 year plan. Inquired as to how Grand Prairie was accomplishing their big projects (rec center, ect.) – Grand Prairie sent the project to the voters to fund.

Mainer- Great job on the plan, big dollar items as well as city wide projects. Will need to find land. Suggested a bond election. Inquired as to time period to develop the 138 acres purchased for park and open spaces, 5 to 10 years, sports fields are part of the plan. Public pressure made speed its development. Suggested new development takes care of their developments.

Goodwin- Liked the plan and presentation, stated how well it was done for in house.

Axen- Great job of capturing citizens input. 2020 plan is ambitious. Need to find funds to make the plan a reality. Confirmed that maintenance is about half of the department's budget and is expected to increase, lots of playground equipment will need to be replaced soon. May need to look at xeriscaping and hard scape to see if cost can be lowered. What is the city getting new vs. maintenance? Inquired as to how the public/private ventures are currently working. Big League Dreams is older but still relevant. Suggested possibility of having tier MAC memberships that could maybe include golf. Like the plan but believes that there should be even more. Expressed Harold Bell Park is fantastic and is perfect model

Kent- Likes the attractiveness of parks found in Mansfield and that they are being used by all ages. Believes that parks need to stay ahead of the population in order to be an asset to the city. Need to keep this project in the public's mind and keep them positively thinking about the results.

- *Additional Comments:
Matt Young- Working with Birdsong Develop to establish parks and open space in that community.*

Matt Jones- Reminded P&Z plays a role in helping establish parks

**Commissioner Groll made a motion to approve the plan as presented.
Commissioner Goodwin seconded the motion which approved by the following vote:**

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

Nay: 0

Absent: 1 - Justin Gilmore

Abstain: 0

6. COMMISSION ANNOUNCEMENTS

None

7. STAFF ANNOUNCEMENTS

None

8. ADJOURNMENT OF MEETING

With no further business, Chairman Knight adjourned the meeting at 7:08 p.m.

Commissioner Groll made a motion to adjourn the meeting. Commissioner Goodwin 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: 0

Absent: 1 - Justin Gilmore

Abstain: 0

Kent Knight, Chairman

Jennifer Johnston, Development Coordinator