



# CITY OF MANSFIELD

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

## Meeting Minutes - Final

### Planning and Zoning Commission

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Monday, March 1, 2021

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 6:01 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 date, place, and subject thereof, having been posted as prescribed by Chapter 551, Texas Government Code. Commissioner Groll attended by video conferencing.*

*Staff Present:*

*Matt Jones, Director of Planning*

*Art Wright, Planner II*

*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

[21-3968](#)

Minutes - Approval of the February 16, 2021 Planning and Zoning Commission Meeting Minutes

**Commissioner Gilmore made a motion to approve the February 16, 2021 minutes as presented. 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

#### 3. CITIZENS COMMENTS

*None*

#### 4. PUBLIC HEARINGS

[21-3954](#)

ZC#20-021: Public hearing continuation for a change of zoning from SF-7.5/12 Single-Family Residential District to PD Planned Development District for single-family residential attached townhome uses on approximately 2.997 acres known as Lot 15, Mount Zion Estates, located at 301 Sayers St.; Michael Thomas of MJ Thomas Engineering, LLC (engineer) on behalf of Christine Panagopoulos of Trinity Habitat for Humanity (owner/developer)

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

*Mr. Jones was available for question*

*Gage Yager, 2241 Ashland Ave. Fort Worth, TX 76107, was present on behalf of Trinity Habitat for Humanity and was available for questions.*

*Christine Panagopoulos, 4716 Westlake Dr. Fort Worth, TX 76132, was present on behalf of Trinity Habitat for Humanity and was available for questions.*

*Steven Halliday, 901 South Main St. Fort Worth, TX 76104, was present on behalf of Trinity Habitat for Humanity and was available for questions.*

*Michael Thomas, 4700 Bryant Irving Ct #204. Fort Worth, TX 76132, was present on behalf of Trinity Habitat for Humanity and was available for questions.*

*Chairman Knight opened the public hearing and called for anyone wishing to speak to come forward.*

*Tanya Ragan, 360 S. Pearl St., Dallas TX 75201, advised she is the owner of 45 acres next to the proposed development. Ms. Ragan stated her concerns to the proposed zoning change.*

*Seeing no others come forward to speak, Chairman Knight closed the public hearing*

**After discussion, Vice-Chairman Axen made a motion to table the case to the next scheduled meeting after the applicant has obtained an agreement from the pipeline company. Commissioner Mainer seconded the motion which carried by the following votes:**

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

**Nay:** 0

**Abstain:** 0

## **5. DISCUSSION ITEMS**

[21-3967](#)

Discussion on the Public Hearing Notification Requirements for Zoning Cases

*Mr. Wright gave a presentation on state and city notification requirements for zoning cases. Mr. Wright answered the Commissioners' questions on the regulations and the additional efforts the City makes above the regulatory requirements to notify the*

*public.*

**6. COMMISSION ANNOUNCEMENTS**

*None*

**7. STAFF ANNOUNCEMENTS**

*None*

**8. ADJOURNMENT OF MEETING**

*With no further business, Chairman Knight adjourned the meeting at 7:40 p.m.*

**Commissioner Mainer made a motion to adjourn the 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

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Kent Knight, Chairman

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Jennifer Johnston, Development Coordinator