



# CITY OF MANSFIELD

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

## Meeting Minutes - Final

### Planning and Zoning Commission

---

Tuesday, July 6, 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 Present:*

*Arty Wheaton-Rodriguez, Assistant Director of Planning  
Andrew Bogda, Planner  
Shirley Emerson, Planner  
Jennifer Johnston, Development Coordinator*

*Commissioners:*

**Absent** 1 - David Goodwin

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

#### 2. APPROVAL OF MINUTES

[21-4155](#)

Minutes - Approval of the June 21, 2021 Planning and Zoning Commission Meeting Minutes

**Commissioner Groll made a motion to approve the June 21, 2021 minutes as presented. Commissioner Axen seconded the motion which carried by the following vote:**

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

**Nay:** 0

**Absent:** 1 - David Goodwin

**Abstain:** 0

#### 3. CITIZENS COMMENTS

*None*

**4. PUBLIC HEARINGS**

**Chairman Knight call Public Hearing 21-4154 first as all parties were present**

[21-4154](#)

ZC#21-006: Public hearing for a change of zoning from PR Pre-Development District to PD Planned Development for professional office uses on approximately 0.708 acres out of the William Bratton Survey, Abstract No. 161, Tarrant County, TX, located at 1045 Matlock Rd.; Eric Grossman of Grossman Design Build (developer) on behalf of Sai Duvvuri of LMS Development LLC (owner)

*Mr. Bodga gave a presentation and was available for questions.*

*Eric Grossman and Brian Grossman, of Grossman Design, gave a presentation and was available for questions.*

*Chairman Knight opened the public hearing at 6:16 pm and called for anyone wishing to speak to come forward.*

*Seeing no come forward to speak, Chairman Knight closed the public hearing at 6:16 pm.*

**Commissioner Groll made a motion to approve the plat with the conditions 1) clarify the amount of wood and metal material 2) work with staff on the six foot wood fence 3) add stone base to Building C. Commissioner Weydeck seconded the motion. Vice-Chairman Axen the requested to amend the motion to include 4) meet with and speak to the golf course owners 5) to clarify who will maintain, remove, and replace monument sign if needed to be moved from right of way which carried by the following vote:**

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

**Nay:** 0

**Absent:** 1 - David Goodwin

**Abstain:** 0

[21-4153](#)

SUP#20-019: Public hearing for a request for a Specific Use Permit for a gasoline service station on approximately 1.39 acres out of the Richard Bratton Survey, Abstract No. 114, Tarrant County, TX, located at the northwest corner of E. Broad St. & Matlock Rd.; Drew Donosky of Claymoore Engineering, Inc. (engineer) and Tom Schaffer of Schaffer Construction (developer) on behalf of Steve Horning-Lockwood (owner)

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

*Mr. Donosky was available for questions.*

*Chairman Knight opened the public hearing at 6:55 pm and called for anyone wishing to speak to come forward.*

*Seeing no come forward to speak, Chairman Knight closed the public hearing at 6:55*

*pm.*

**Commissioner Gilmore made a motion to approve the plat with the conditions 1) Removal of the access point on Broad closet to Matlock 2) clarification of the enhanced architectural treatment of the window surrounds. Commissioner Groll seconded the motion which carried by the following vote:**

**Aye:** 4 - Blake Axen; Kent Knight; Stephen Groll and Justin Gilmore

**Nay:** 2 - Anne Weydeck and Michael Mainer

**Absent:** 1 - David Goodwin

**Abstain:** 0

**5. COMMISSION ANNOUNCEMENTS**

*Commission requested a joint session with City Counsel. Chairman Knight directed Commissioners to email staff with topics to be discussed with City Council so an agenda could be set forth.*

**6. STAFF ANNOUNCEMENTS**

*City has codified its Zoning Code into the Code of Ordinances. The Code is now referenced in the cases instead of sections.*

**7. ADJOURNMENT OF MEETING**

**Commissioner Gilmore 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; Kent Knight; Stephen Groll; Justin Gilmore and Michael Mainer

**Nay:** 0

**Absent:** 1 - David Goodwin

**Abstain:** 0

**With no further business, Chairman Knight adjourned the meeting at 7:26 p.m.**

---

**Kent Knight, Chairman**

---

**Jennifer Johnston, Development Coordinator**