



CITY OF MANSFIELD

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

Meeting Minutes - Final

Planning and Zoning Commission

Monday, August 2, 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

Art Wright, Planner

Andrew Bogda, Planner

Shirley Emerson, Planner

Jennifer Johnston, Development Coordinator

Commissioners:

Absent 2 - Anne Weydeck and David Goodwin

Present 5 - Blake Axen; Kent Knight; Stephen Groll; Justin Gilmore and Michael Mainer

2. APPROVAL OF MINUTES

[21-4193](#)

Minutes - Approval of the July 19, 2021 Planning and Zoning Commission Meeting Minutes

Commissioner Gilmore made a motion to approve the July 19, 2021 minutes as presented. Commissioner Groll seconded the motion which carried by the following vote:

Aye: 5 - Blake Axen; Kent Knight; Stephen Groll; Justin Gilmore and Michael Mainer

Nay: 0

Absent: 2 - Anne Weydeck and David Goodwin

Abstain: 0

3. CITIZENS COMMENTS

None

4. CONSENT AGENDA[21-4194](#)

SD#21-028: Final Plat of JLB Mansfield; Ryan Conway of JLB Partners, LLC (developer) and Joe Lehman of Spiars Engineering, Inc. (engineer/surveyor) on behalf of Mike Sellers of First Baptist Church of Mansfield; John C. Arnold of Fifteen Oaks Mansfield, L.P.; and Michael P. Collini (owners)

Commissioner Groll made a motion to approve the plat as presented.

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

Aye: 5 - Blake Axen; Kent Knight; Stephen Groll; Justin Gilmore and Michael Mainer

Nay: 0

Absent: 2 - Anne Weydeck and David Goodwin

Abstain: 0

5. PUBLIC HEARINGS[21-4196](#)

SUP#21-004: Public hearing and consideration of a request for a Specific Use Permit for a Fix It Shop and Used Merchandise Store on approximately 0.837 acres being Lot 3R-1A, Block 1, Wal-Mart Neighborhood Market Addition located at 2891 Matlock Road; Cyndi Bembenek on behalf of Cheney & Mathes Properties, owner, and Ubreakifix, proposed tenant

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

Chairman Knight opened the public hearing at 6:06 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 6:06 pm.

Vice Chairman Axen made a motion to approve the plat with the conditions 1)

The Fix-It Shop and Used Merchandise Sales use be limited to 1,247 square feet in the shopping center under this SUP; and 2) that the two mobile units must be parked on the north side of the building in the parking spaces furthest from Matlock Road. Commissioner Mainer seconded the motion which carried by the following vote:

Aye: 5 - Blake Axen; Kent Knight; Stephen Groll; Justin Gilmore and Michael Mainer

Nay: 0

Absent: 2 - Anne Weydeck and David Goodwin

Abstain: 0

[21-4195](#)

ZC#21-004: Public hearing for a change of zoning from PR, Pre-Development District and SF-12/22, Single-Family Residential District to PD, Planned Development District for single-family residential uses on approximately 277.961 acres out of the Margaret Rockefeller Survey, Abstract No. 1267, Tarrant County, TX, located on the south side of Newt Patterson Rd. and the Union Pacific Railroad at 1669, 1671, 1791, 1821, and 1901 Newt Patterson Rd.; Bryce Eckeberger of Kimley-Horn (engineer/planner) and Matt Johnson of WPC Acquisitions, Inc. (developer) on behalf of Minh Tran; Jacob Back, Jr.; Harvey Back; and Gregory Rawdon (owners)

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

Mr. Eckeberger and Mr. Johnson gave a presentation and were available for questions.

Chairman Knight opened the public hearing at 6:47 pm and called for anyone wishing to speak to come forward.

Joan Cain of 1942 Newt Patterson Rd. Mansfield, TX spoke in opposition.

Doug Cain of 1942 Newt Patterson Rd. Mansfield, TX spoke in opposition.

Sally Sutterfield of 1830 Newt Patterson Rd. Mansfield, TX spoke in opposition.

Derrell Shastid of 1668 Newt Patterson Rd. Mansfield, TX spoke in opposition.

Alison Goodson of 850 Newt Patterson Rd. Mansfield, TX spoke in opposition.

Harvey Back of 1821 Newt Patterson Rd. Mansfield, TX spoke in support.

Marvin Kahlden of 531 Newt Patterson Rd. Mansfield, TX spoke in opposition.

Oho Schroeder of 2101-09 Newt Patterson Rd. Mansfield, TX spoke in opposition.

Steven Maffetone of 504 Turnstone Dr. Mansfield, TX spoke in opposition.

Ashley Blades of 845 Newt Patterson Rd. Mansfield, TX spoke in opposition.

Amalia Cervantes of 1239 Newt Patterson Rd. Mansfield, TX spoke in opposition.

Paul Ramnik of 506 Turnstone Dr. Mansfield, TX spoke in opposition.

Seeing no others come forward to speak, Chairman Knight closed the public hearing at 7:28 pm.

Commissioner Groll made a motion to deny the application as presented. Motion failed for no second.

Commissioner Gilmore made a motion to approve the zoning change with staff recommendations. Commissioner Mainer seconded the motion which carried by the following vote:

Aye: 3 - Kent Knight; Justin Gilmore and Michael Mainer

Nay: 2 - Blake Axen and Stephen Groll

Absent: 2 - Anne Weydeck and David Goodwin

Abstain: 0

6. COMMISSION ANNOUNCEMENTS

None

7. STAFF ANNOUNCEMENTS

Planning Director Jason Alexander advised the Commission of the following:

- SUP#20-019 7- Eleven at Broad and Matlock was approved*
- ZC#21-006 Grossman Design Building was approved at first reading*
- Downtown Rezoning Rough Draft went live on the city website on July 28th.*

8. ADJOURNMENT OF MEETING

Commissioner Mainer made a motion to adjourn the meeting. Commissioner Groll seconded the motion which carried by the following vote:

Aye: 5 - Blake Axen; Kent Knight; Stephen Groll; Justin Gilmore and Michael Mainer

Nay: 0

Absent: 2 - Anne Weydeck and David Goodwin

Abstain: 0

With no further business, Chairman Knight adjourned the meeting at 8:29 p.m.

Kent Knight, Chairman

Jennifer Johnston, Development Coordinator