



# CITY OF MANSFIELD

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

## Meeting Minutes - Final

### Planning and Zoning Commission

Monday, August 16, 2021

6:00 PM

City Hall Council Chambers

#### IMMEDIATELY FOLLOWING THE CAPITAL IMPROVEMENT ADVISORY COMMITTEE MEETING

#### 1. CALL TO ORDER

*Chairman Knight called the meeting to order at 6:34 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*
- Raymond Coffman, Assistant Director of Public Works*
- Andrew Bogda, Planner*
- Shirley Emerson, Planner*
- Jennifer Johnston, Development Coordinator*

*Commissioners:*

- Absent** 1 - Justin Gilmore
- Present** 6 - Anne Weydeck; Blake Axen; Kent Knight; Stephen Groll; David Goodwin and Michael Mainer

#### 2. APPROVAL OF MINUTES

[21-4220](#)

Minutes - Approval of the August 2, 2021 Planning and Zoning Commission Meeting Minutes

**Commissioner Groll made a motion to approve the August 2, 2021 minutes as presented. Vice-Chairman Axen seconded the motion which carried by the following vote:**

**Aye:** 5 - Blake Axen; Kent Knight; Stephen Groll; David Goodwin and Michael Mainer

**Nay:** 0

**Absent:** 1 - Justin Gilmore

**Abstain:** 1 - Anne Weydeck

**3. CITIZENS COMMENTS**

*Tom Corbin, P.O. Box 237 Mansfield TX, inquired about drainage unity fees on water bills and if this fee was used towards Capital Improvements.*

*Asst. Director of Public Works Raymond Coffman explained funds for Capital Improvements come from impact fees collect.*

**4. CONSENT AGENDA**

[21-4225](#)

SD#21-033: Final Plat of Damascus Gardens, on 4.0 acres located at 2349 N. Holland Road; Bannister Engineering, LLC, engineer and Allabadidi Foundation, owner

**Commissioner Groll made a motion to approve the plat 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

**5. PUBLIC HEARINGS**

[21-4221](#)

SUP#21-002: Public hearing for a request for a Specific Use Permit (SUP) for an Eating Place with Drive-Through Service on 0.99 acres out of the Samuel West Survey, Abstract No. 1648, Tarrant County, TX, generally located on the west side of FM 157, approximately 900 feet south of Turner Warnell Rd; 400 feet north of Rosebrook Drive; Mazidji Group, engineer; DFL Properties One, LLC, developer; Mansfield Corridor LLC, owner

*Ms. Emerson gave a presentation and was available for questions.*

*Costa Mazidji, engineer, was available for questions*

*Chairman Knight opened the public hearing at 6:42 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 6:42 pm.*

**After some discussion, Commissioner Mainer made a motion to approve the Specific Use Permit as presented. Vice Chairman Axen propose to amend the motion to include the access points will be reviewed; Commission Mainer agreed to the amendment. 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

[21-4222](#)

SUP#21-003: Public hearing for a request for a Specific Use Permit for a center for substance abuse patients on approximately 3.69 acres known as Lot 4R3-2, Block 1 of Mansfield Hospital, located at 1776 N US 287; Pat Norris of Norris Development, Inc. (project manager) and Doug Weiss of Gallus Medical (developer/business operator) on behalf of Robert Milligan and Shontea Price of Healthcare Trust of America, Inc. (owner)

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

*Doug Weiss of 300 S Jackson St. Denver CO 80209, applicant, gave a presentation and was available for questions.*

*Chairman Knight opened the public hearing at 7:04 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 7:04 pm.*

**After some discussion, Commissioner Weydeck made a motion to approve the Specific Use Permit with staff recommendations. Commissioner Groll 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

[21-4223](#)

ZC#21-012: Public hearing for a change of zoning from PD Planned Development District to PD Planned Development District for eating place with drive-through service uses on approximately 0.71 acres known as Lot 2, Block 1 of Broad Street Marketplace, located at 3121 E Broad St.; Hailey Vaughn of Plaza Street Partners, LLC (developer), Andrew Gribble of Kimley-Horn and Associates, Inc. (engineer/landscape architect), and Aaron King of Torgerson Design Partners (architect) on behalf of Fernando De Leon of LG Broad Cannon, LLC (owner)

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

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

*Chairman Knight opened the public hearing at 7:23 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 7:23pm*

**After some discussion Commissioner Groll made a motion to approve the zoning change. Commissioner Axen seconded the motion which carried by the following vote:**

**Aye:** 5 - Anne Weydeck; Blake Axen; Kent Knight; Stephen Groll and David Goodwin

**Nay:** 1 - Michael Mainer

**Absent:** 1 - Justin Gilmore

**Abstain:** 0

[21-4224](#)

OA#21-002: Public hearing to consider a proposed amendment of Sections 155.012, 155.054(B), Table F, Line 17 and 24, and 155.099 (B) (39) of the Mansfield Code of Ordinances regarding Non-Traditional Smoking Related Businesses and Tobacco Products Store.

*Mr. Wheaton-Rodriguez gave a presentation and was available for questions.*

*Chairman Knight opened the public hearing at 8:05 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 8:05 pm.*

**After some discussion, Vice Chairman Axen made a motion to approve the amendment to the Code of Ordinance with staff conditions. Commissioner Weydeck 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

**6. COMMISSION ANNOUNCEMENTS**

*None*

**7. STAFF ANNOUNCEMENTS**

*Planning Director Jason Alexander advised the Commission of the following:*

- SUP#21-004 Ubreakifix was approved*
- ZC# 21-004 Willow Branch was tabled*
- ZC#21-006 Grossman Design Building was approved*
- Stakeholder meeting for the Downtown Rezoning will be at the Farr Best Theater on 08/19/2021 at 9:00 am to 10:30 am and 6:00pm to 8:30pm and on 08/26/2021 from 6:00pm to 8:30pm*

**8. ADJOURNMENT OF MEETING**

**Commissioner Groll made a motion to adjourn the meeting. Commissioner Weydeck 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

With no further business, Chairman Knight adjourned the meeting at 8:23 p.m.

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Kent Knight, Chairman

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Jennifer Johnston, Development Coordinator