



# CITY OF MANSFIELD

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

## Meeting Minutes - Final

### Planning and Zoning Commission

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Tuesday, September 7, 2021

6:00 PM

City Hall Multipurpose Room

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#### 1. CALL TO ORDER

*Chairman Knight called the meeting to order at 6:00 p.m. in the Multipurpose Room of City Hall 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:*

*Joe Smolinski, City Manager*

*Jason Alexander, Director of Planning*

*Arty Wheaton-Rodriguez, Assistant Director of Planning*

*Andrew Bogda, Planner*

*Shirley Emerson, Planner*

*Jennifer Johnston, Development Coordinator*

*Commissioner:*

**Absent** 1 - David Goodwin

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

#### 2. APPROVAL OF MINUTES

[21-4270](#)

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

**Commissioner Groll made a motion to approve the August 16, 2021 minutes as presented. Commissioner Weydeck 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. CONSENT AGENDA****[21-4271](#)**

SD#21-040: Final Plat of Lots 3, 4, 5 and 6, Block 1, Long Estates, being 3.563 acres located at 4525 E. Broad Street; Coombs Land Surveying, surveyor, and Felix Wong on behalf of Hiep Duc Tran and Hanh Thu Nguyen, owners

**Commissioner Mainer made a motion to approve the plat as presented.**

**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

**[21-4272](#)**

SD#21-034: Final Plat of Lots 1 and 2, Block 1, Regency Addition on 6.102 acres located at 76 Regency Parkway; Realsearch of Texas, LLC, surveyor; Texas E.R. Medical Billing, Inc., owner

**Commissioner Mainer made a motion to approve the plat as presented.**

**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

**5. PUBLIC HEARINGS**

[21-4273](#)

SD#21-041: Public Hearing on a Final Plat of Easy Drive Business Park being a revision of Lot 1, McAnier Addition and a 2.117 acre unplatted tract situated in the Elizabeth McAnier Survey, Abstract No. 571, for a total of approximately 4.330 acres; Altar Holdings, LLC, owner; G.A. Dixon Associates, engineer; Coombs Land Surveying, Inc., surveyor

*Mr. Wheaton-Rodriguez was available for questions.*

*Chairman Knight opened the public hearing at 6:04 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 6:04pm.*

**Vice-Chairman Axen made a motion to approve the plat as presented.**

**Commissioner Gilmore 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

[21-4274](#)

SUP#21-006: Public hearing and consideration of a request for a Specific Use Permit for an Auto Rental on approximately 2.754 acres being Lot 5, Block 1, Mansfield Commons located at 990 N US 287; The Commons at Walnut Creek 18, Owner; Avis Budget, proposed tenant/applicant

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

*Jeff Wagner, Avis Budget representative, gave a presentation and was available for questions.*

*Chairman Knight opened the public hearing at 6:15 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 6:15 pm.*

**After discussion, Commissioner Groll made a motion to table this matter until the September 20th meeting. Commissioner Weydeck 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

[21-4275](#)

SUP#21-005: Public hearing for a request for a Specific Use Permit for a gasoline service station on approximately 1.168 acres known as Lot 1, Block 1 of Bridges Addition and Lot 1, Block 1 of English Park Addition, located at 1901 & 1911 FM 157; Cody Moore of CEI Engineering, Inc. (engineer) and Devan Pharis of Estacado Interests, LLC (developer) on behalf of Khawaja Haque of Hawk's Pantry Inc. and Anis G. & Nadia Khalil (owners)

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

*Devan Pharis of Estacado Interest, LLC, gave a presentation and was available for questions.*

*Chairman Knight opened the public hearing at 6:54pm and called for anyone wishing to speak to come forward.*

*Seeing no one come forward to speak, Chairman Knight closed the public hearing at 6:54pm.*

**After some discussion, Commissioner Gilmore made a motion to approve the Specific Use Permit with the staff recommendation of: as required by Chapter 155.092 (M) of the City's Code of Ordinances, the developer shall provide a central feature or community space in the form of a patio/seating area or plaza with benches on the north side of the convenience store, to be approved by the Director of Planning. 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

[21-4276](#)

SUP#20-006: Public hearing for a request for a Specific Use Permit for a gasoline service station on approximately 1.483 acres known as Lot 1, Block 2, Newport Addition, located at 2919 N. Main St.; Cody Brooks of Bannister Engineering, LLC (engineer), Jack Romigh of Knight Group Architects (architect), and Mark Feuling of Turnkey Construction and Development Group (developer) on behalf of Akram H. Chowdhury (owner)

*Mr. Bogda provided a request from the applicant that the case be table until October 4, 2021. Mr. Bogda was available for questions.*

*Chairman Knight opened the public hearing at 7:11 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 7:12pm*

**Vice-Chairman Axen made a motion to table the case until October 4, 2021. Commissioner Gilmore 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

[21-4277](#)

ZC#21-010: Public hearing for a change of zoning from PR, Pre-Development District to PD, Planned Development District for single-family residential uses on approximately 55.899 acres out of the A. Bedford Survey, Abstract No. 60, Johnson County, TX, located at 2695 Howell Dr.; Sam Satterwhite of Engineering Concepts & Design, L.P. (engineer) and Terrance Jobe of Alluvium Development (developer) on behalf of William Troy and Brenda Sells Revocable Trust (owner)

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

*Todd Winters, of Engineering Concepts L.P., was available for questions*

*Terrance Jobe, of Alluvium Development, was available for questions.*

*Chairman Knight opened the public hearing at 7:26 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 7:27 pm*

**After some discussion, Commission Groll made a motion to approve the Zoning Change with staff recommendations and the request that staff and applicants work to together to come to provide a cohesive plan. Commissioner Gilmore seconded the motion which carried by the following vote:**

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

**Nay:** 1 - Anne Weydeck

**Absent:** 1 - David Goodwin

**Abstain:** 0

**6. COMMISSION ANNOUNCEMENTS**

*None*

**7. STAFF ANNOUNCEMENTS**

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

- SUP#21-003 Gallus Detox was approved
- OA #21-002 Smoking Ordinance 1st reading was approved.
- There will be a joint session with City Council for P&Z on September 13th at 5 pm in reference to the Downtown re-zoning.

*City Manager Joe Smolinski also addressed the P&Z Commission on the joint session with City Council.*

**8. ADJOURNMENT OF MEETING**

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

**Commissioner Groll 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 8:25 p.m.

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Kent Knight, Chairman

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Jennifer Johnston, Development Coordinator