



CITY OF MANSFIELD

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

Meeting Minutes - Final

Planning and Zoning Commission

Monday, November 15, 2021

6:00 PM

City Hall Council Chambers

1. CALL TO ORDER

Vice Chairman Axen 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:

Arty Wheaton-Rodriguez, Assistant Director of Planning

Shirley Emerson, Planner I

Jennifer Johnston, Development Coordinator

Commissioners:

Absent 3 - Kent Knight; Justin Gilmore and David Goodwin

Present 4 - Anne Weydeck; Blake Axen; Stephen Groll and Michael Mainer

2. INVOCATION

Commissioner Mainer provided the invocation

3. PLEDGE OF ALLEGIANCE

4. TEXAS PLEDGE

5. APPROVAL OF MINUTES

[21-4402](#)

Minutes - Approval of the October 26, 2021 Planning and Zoning Commission Meeting Minutes

Commissioner Mainer made a motion to approve the October 26, 2021 minutes as presented. Commissioner Weydeck seconded the motion which carried by the following vote:

Aye: 3 - Anne Weydeck; Blake Axen and Michael Mainer

Nay: 0

Absent: 4 - Kent Knight; Stephen Groll; Justin Gilmore and David Goodwin

Abstain: 0

[21-4403](#)

Minutes - Approval of the November 1, 2021 Planning and Zoning Commission Meeting Minutes

Commissioner Mainer made a motion to approve the November 1, 2021 minutes as presented. Commissioner Weydeck seconded the motion which carried by the following vote:

Ayes: 2 –Weydeck and Mainer

Nays: 0

Abstain: 2- Axen and Groll

Absent: 3- Knight, Gilmore, and Goodwin

Commissioner Mainer made an amending motion to postpone the vote on the November 1, 2021 minutes as presented. Commissioner Weydeck seconded the motion which carried by the following vote:

Aye: 4 - Anne Weydeck; Blake Axen; Stephen Groll and Michael Mainer

Nay: 0

Absent: 3 - Kent Knight; Justin Gilmore and David Goodwin

Abstain: 0

6. CITIZENS COMMENTS

Wayne Wilshire, 1101 Pine Hurst Ct. discussed non-Planning and Zoning Commission related business during Citizens Comments

7. CONSENT AGENDA[21-4405](#)

SD#21-048: Final Plat of Julian Feild Street; Graham & Associates, Inc., engineer; 2021 South Pointe Holdings LTD, owner

Commissioner Groll made a motion to approve plat as presented.

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

Aye: 4 - Anne Weydeck; Blake Axen; Stephen Groll and Michael Mainer

Nay: 0

Absent: 3 - Kent Knight; Justin Gilmore and David Goodwin

Abstain: 0

[21-4406](#)

SD#21-052: Preliminary Plat of Lots 1 and 2, Block 1, Mansfield Corridor Addition generally located on the west side of FM 157, approximately 900 feet south of Turner Warnell Rd; 400 feet north of Rosebrook Drive (location map attached); Mazidji Group Engineering, engineer; Mansfield Corridor, LLC, owner; DFL Properties One, LLC, developer

Commissioner Groll made a motion to approve plat as presented.

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

Aye: 4 - Anne Weydeck; Blake Axen; Stephen Groll and Michael Mainer

Nay: 0

Absent: 3 - Kent Knight; Justin Gilmore and David Goodwin

Abstain: 0

[21-4407](#)

SD#21-053: Final Plat of Lot 2, Block 1, Mansfield Corridor Addition; Mazidji Group Engineering, engineer; Mansfield Corridor, LLC, owner; DFL Properties One, LLC, developer

Commissioner Groll made a motion to approve plat as presented.

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

Aye: 4 - Anne Weydeck; Blake Axen; Stephen Groll and Michael Mainer

Nay: 0

Absent: 3 - Kent Knight; Justin Gilmore and David Goodwin

Abstain: 0

8. PUBLIC HEARINGS

[21-4404](#)

ZC#21-018 Change of zoning from C-2 Community Business District with Freeway Overlay District to PD, Planned Development District for all uses in C-2 Community Business District plus drive through or to go food services without walk-in restaurant with Freeway Overlay District on approximately 0.656 acres being Lot 2-R-B-1, Block No. 1, of Replat of 2-R-B-1 and 2-R-B-2, Block 1, Mansfield Hospital Add located at 1780 FM 157.

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

Vice Chairman Axen opened the public hearing at 6:24 pm and called for anyone wishing to speak to come forward.

Wes Hoblit and Maxwell Fisher with Masterplan, applicant, gave a presentation and was available for questions.

Scott Wilson, franchise owner, was available for questions.

Seeing no one else come forward to speak, Vice Chairman Axen closed the public hearing at 6:36pm.

After a discussion Commissioner Mainer made a motion to deny the zoning change as presented. Commissioner Groll seconded the motion which carried by the following vote:

Aye: 3 - Anne Weydeck; Stephen Groll and Michael Mainer

Nay: 1 - Blake Axen

Absent: 3 - Kent Knight; Justin Gilmore and David Goodwin

Abstain: 0

9. SUMMARY OF CITY COUNCIL ACTIONS

Assistant Planning Director advised the Commission of the following:

- Special Event - Turkey Trot - Passed (7-0)*
- ZC#21-015 - Alexis Townhomes - 2nd and final reading - passed (6-0-1)*
- ZC#21-010 - 130 N Main St- 1st reading - passed (7-0)*
- SUP#20-006 - Newport Gas Station - 1st and final reading - passed (6-1)*
- ZC#21-009 - Stonelake - 1st reading - denied (6-1)*

10. COMMISSION ANNOUNCEMENTS

Commission members wished each other a Happy Thanksgiving

11. STAFF ANNOUNCEMENTS

None

12. ADJOURNMENT OF MEETING

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

Aye: 4 - Anne Weydeck; Blake Axen; Stephen Groll and Michael Mainer

Nay: 0

Absent: 3 - Kent Knight; Justin Gilmore and David Goodwin

Abstain: 0

13. With no further business, Vice Chairman Axen adjourned the meeting at 7:15 p.m.

Kent Knight, Chairman

Jennifer Johnston, Development Coordinator