



CITY OF MANSFIELD

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

Meeting Minutes - Final

Planning and Zoning Commission

Monday, September 19, 2022

6:00 PM

City Hall Council Chambers

IMMEDIATELY FOLLOWING THE CAPITAL IMPROVEMENTS ADVISORY COMMITTEE MEETING

1. CALL TO ORDER

Chairman Knight called the meeting to order at 6:27 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.
Planning and Zoning meeting was held directly after the Capital Improvements Advisory Committee meeting.

Staff Present:

Arty Wheaton-Rodriguez, Assistant Planning Director

Art Wright, Senior Planner

Shirley Emerson, Planner

Jennifer Johnston, Development Coordinator

Commissioners:

Present 7 - Blake Axen; Stephen Groll; Justin Gilmore; David Goodwin; David Goodwin; Michael Mainer and Michael Mainer

2. INVOCATION

Commissioner Mainer provided the invocation.

3. PLEDGE OF ALLEGIANCE

4. TEXAS PLEDGE

5. APPROVAL OF MINUTES

[22-4900](#)

Minutes - Approval of the September 6, 2022 Planning and Zoning Commission Meeting Minutes

Vice Chairman Axen made a motion to approve the September 6, 2022 minutes as presented. Commissioner Goodwin seconded the motion which carried by the following vote:

Aye: 7 - Anne Weydeck; Blake Axen; Kent Knight; Stephen Groll; Justin Gilmore; David Goodwin and Michael Mainer

Nay: 0

Abstain: 0

6. **CITIZENS COMMENTS**

Don Lautner, 18004 Fox Hollow Dr., spoke in opposition to accessory dwellings.

7. **CONSENT AGENDA**

[22-4906](#)

SD#22-035: Preliminary Plat of Parkside Estates on 14.156 acres; Bannister Engineering, LLC., engineer and Skoburg Company, developer.

Vice Chairman Axen removed item from consent to make inquiries.

After discussion, Commissioner Mainer made a motion to approve the preliminary plat as presented. Commissioner Gilmore seconded the motion which carried by the following vote:

Aye: 7 - Anne Weydeck; Blake Axen; Kent Knight; Stephen Groll; Justin Gilmore; David Goodwin and Michael Mainer

Nay: 0

Abstain: 0

8. **PUBLIC HEARINGS**

[22-4903](#)

SD #22-044: Public hearing on a replat to create Lots 12R1 and 12R2, Block 1, The Shops at Broad Street on approximately 4.22 acres located at 645 N US 287, Shops at Broad, LLC owner and Eagle Surveying, LLC, surveyor

Arty Wheaton-Rodriguez, Assistant Director of Planning, was available for questions.

Chairman Knight opened the public hearing at 6:44 p.m. and called for anyone wishing to speak to come forward.

Seeing no one come forward to speak, Chairman Knight closed the public hearing at 6:44 p.m.

After a brief discussion, Vice Chairman Axen made a motion to approve the replat as presented. Commissioner Weydeck seconded the motion which carried by the following vote:

Aye: 7 - Anne Weydeck; Blake Axen; Kent Knight; Stephen Groll; Justin Gilmore; David Goodwin and Michael Mainer

Nay: 0

Abstain: 0

[22-4901](#)

ZC#22-013: Public hearing for a zoning change from C2, Community Business District to D, Downtown District (D-3, Urban Center Zone), on approximately 1.690 acres out of the W.C. Price Survey, Abstract No. 1240, Tarrant County, TX, located at 700 E. Broad St.; City of Mansfield, owner/applicant

Arty Wheaton-Rodriguez, Assistant Director of Planning, gave a presentation and was available for questions.

Chairman Knight opened the public hearing at 6:50 p.m. and called for anyone wishing to speak to come forward.

Seeing no one come forward to speak, Chairman Knight closed the public hearing at 6:50 p.m.

After a brief discussion, Commissioner Weydeck made a motion to accept the applicants request to withdraw. Commissioner Gilmore seconded the motion which carried by the following vote:

Aye: 7 - Anne Weydeck; Blake Axen; Kent Knight; Stephen Groll; Justin Gilmore; David Goodwin and Michael Mainer

Nay: 0

Abstain: 0

[22-4902](#)

HLC#22-007 and HLC#22-010: Public hearing to consider a request for a Historic Landmark Overlay District designation for the Mansfield Cemetery, c. 1868, and the Mansfield Community Cemetery, (c. 1874), located at 750 W. Kimball Street; Mansfield Cemetery Association, owner and Mansfield Community Cemetery Association, owner

Art Wright, Senior Planner, gave a presentation and was available for questions.

Chairman Knight opened the public hearing at 6:58 p.m. and called for anyone wishing to speak to come forward.

Robert Morris, 725 W Kimball St, spoke in support.

Seeing no one else come forward to speak, Chairman Knight closed the public hearing at 6:59 p.m.

After a brief discussion, Groll made a motion to approve the zoning change as presented. Commissioner Goodwin seconded the motion which carried by the following vote:

Aye: 6 - Anne Weydeck; Blake Axen; Kent Knight; Stephen Groll; Justin Gilmore and David Goodwin

Nay: 0

Abstain: 1 - Michael Mainer

9. DISCUSSION ITEMS

None

10. SUMMARY OF CITY COUNCIL ACTIONS

Mr. Wheaton-Rodriguez advised the Commission of City Council actions from their September 12, 2022 meeting

11. COMMISSION ANNOUNCEMENTS

Commissioner Weydeck advised of the Veteran's Day Parade and event to take place in November.

12. STAFF ANNOUNCEMENTS

None

13. ADJOURNMENT OF MEETING

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

Aye: 7 - Anne Weydeck; Blake Axen; Kent Knight; Stephen Groll; Justin Gilmore; David Goodwin and Michael Mainer

Nay: 0

Abstain: 0

With no further business, Chairman Knight adjourned the meeting at 7:08 p.m.

Chairman

Jennifer Johnston, Development Coordinator