



# CITY OF MANSFIELD

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

## Meeting Agenda - Final

### Planning and Zoning Commission

Monday, May 2, 2022

6:00 PM

City Hall Council Chambers

1. **CALL TO ORDER**

2. **INVOCATION**

3. **PLEDGE OF ALLEGIANCE**

4. **TEXAS PLEDGE**

*"Honor the Texas Flag; I Pledge Allegiance to Thee, Texas, One State Under God; One and Indivisible"*

5. **APPROVAL OF MINUTES**

[22-4653](#)

Minutes - Approval of the April 18, 2022 Planning and Zoning Commission Meeting Minutes

**Attachments:** [Meeting Minutes for 04-18-2022.pdf](#)

6. **CITIZENS COMMENTS**

*Citizens wishing to address the Commission on non-public hearing agenda items and items not on the agenda may do so at this time. Once the business portion of the meeting begins, only comments related to public hearings will be heard. All comments are limited to 5 minutes. Please refrain from "personal criticisms".*

*In order to be recognized during the "Citizens Comments" or during a public hearing (applicants included), please complete a blue "Appearance Card" located at the entry to the Chambers and present it to the Planning Secretary.*

7. **PUBLIC HEARINGS**

[22-4655](#)

OA#22-003: Continuation of Public Hearing to Consider Amending Chapter 155 of the Code of Ordinances of the City of Mansfield, "Zoning" by Amending Special Purpose District Regulations and Creating a New Section 155.073 "S, South Mansfield Arts Form-based Development District".

11. **OTHER AGENDA ITEMS**

[22-4654](#)

ZC#20-021: Staff update on the zoning change request at 301 Sayers St.

**11. SUMMARY OF CITY COUNCIL ACTIONS**

*ZC 21-020 - Starlin*

*ZC 21-023- Parkside*

**12. COMMISSION ANNOUNCEMENTS****13. STAFF ANNOUNCEMENTS****14. ADJOURNMENT OF MEETING****15. NEXT MEETING DATE: Monday, May 16, 2022**

I certify that the above agenda was posted on the bulletin board next to the main entrance of City Hall on April 29, 2022 in accordance with Chapter 551 of the Texas Government Code.

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Planning and Zoning Secretary

\* This building is wheelchair accessible. Disabled parking spaces are available. Request for sign interpreter services must be made 48 hours ahead of meeting to make arrangements. Call 817 473-0211 or TDD 1-800-RELAY TX,

\* In deciding a zoning change application, the Planning & Zoning Commission and City Council are required to determine the highest and best use of the property in question. The Commission may recommend and the Council may approve a change in zoning to the category or district requested by the applicant or to any zoning category or district of lesser intensity. Notice is presumed sufficient for every District up to the intensity set forth in the zoning change application.



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## STAFF REPORT

File Number: 22-4653

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**Agenda Date:** 5/2/2022

**Version:** 1

**Status:** Approval of Minutes

**In Control:** Planning and Zoning Commission

**File Type:** Meeting Minutes

### **Title**

Minutes - Approval of the April 18, 2022 Planning and Zoning Commission Meeting  
Minutes

### **Description/History**

The minutes of the April 18, 2022 Planning and Zoning Commission meeting are in DRAFT form and will not become effective until approved by the Board at this meeting.



# CITY OF MANSFIELD

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## Meeting Minutes - Draft

### Planning and Zoning Commission

Monday, April 18, 2022

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, Planning Director*
- Arty Wheaton-Rodriguez, Assistant Planning Director*
- Raymond Coffman, Assistant Director of Public Works – City Engineer*
- Art Wright, Planner II*
- Shirley Emerson, Planner*
- Helina Sarkodie-Minkah, 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. INVOCATION

*Chairman Knight provided the invocation.*

#### 3. PLEDGE OF ALLEGIANCE

#### 4. TEXAS PLEDGE

#### 5. APPROVAL OF MINUTES

[22-4626](#)

Minutes - Approval of the April 4, 2022 Planning and Zoning Commission Meeting Minutes

**Commissioner Mainer made a motion to approve the April 4, 2022 minutes as presented. Commissioner Groll seconded the motion which carried by the following vote:**

**Aye:** 4 - Anne Weydeck; Blake Axen; Kent Knight and Michael Mainer

**Nay:** 0

**Absent:** 1 - Justin Gilmore

**Abstain:** 2 - Stephen Groll and David Goodwin

**6. CITIZENS COMMENTS**

*None*

**7. PUBLIC HEARINGS**

[22-4628](#)

ZC#21-011: Public hearing for a change of zoning from PR, Pre-Development District to PD, Planned Development District for single-family residential uses on approximately 60.92 acres out of the PB George Survey, Abstract #299, Johnson County, Texas, on property located at 1400 Flying L Lane; First Texas Homes, owner/developer and JBI Partners, Inc., engineer

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

*Jerry Sylo, representative for the applicant, gave a presentation and was available for questions.*

*Chairman Knight opened the public hearing at 6:17 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 6:17 p.m.*

**After a discussion, Commissioner 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; David Goodwin and Michael Mainer

**Nay:** 0

**Absent:** 1 - Justin Gilmore

**Abstain:** 0

[22-4629](#)

OA#22-001: Public hearing to consider a proposed amendment of Sections 155.012, of the Mansfield Code of Ordinances regarding definitions for articulation, residential façade and porch

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

*Chairman Knight opened the public hearing at 6:40 p.m. and called for anyone wishing to speak to come forward.*

*Seeing no one else come forward to speak, Chairman Knight closed the public hearing at 6:40 p.m.*

**After a discussion, Vice Chairman Axen made a motion to approve the amending the Code of Ordinance as presented. 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

[22-4630](#)

OA#22-002: Public hearing to consider proposed amendments of Chapter 155 of the Mansfield Code of Ordinances defining the term Donation Box in Section 155.012; amending the Permitted Use Table in Subsection 155.054(B) to require a Specific Use Permit in the C-3 and I-1 Districts for Donation Boxes and to allow Donation Boxes as a permitted use in the I-2 District; establishing special conditions for Donation Boxes in Section 155.099; establishing a permit system for Donation Boxes; and establishing a fee for Donation Box permits

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

*Chairman Knight opened the public hearing at 6:48 p.m. and called for anyone wishing to speak to come forward.*

*Seeing no one else come forward to speak, Chairman Knight closed the public hearing at 6:48 p.m.*

**After a discussion, Commissioner Mainer made a motion to approve the amending the Code of Ordinance as presented. Vice Chairman Axen 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

[22-4631](#)

OA#22-003: Public hearing to consider amending Chapter 155 of the Code of Ordinances of the City of Mansfield, "Zoning" by Amending Special Purpose District Regulations and Creating a New Section 155.073 "S, South Mansfield Arts Form-based Development District".

*Jason Alexander, Director of Planning, requested the commission table this table until the May 2, 2022 meeting.*

*Chairman Knight read into record two cards in support of the project from Robert Putman, 941 Mc Campbell Rd and Robbie and Kim Mayse, 8271 County Road 206.*

*Chairman Knight opened the public hearing at 7:04 p.m. and called for anyone wishing to speak to come forward.*

*Seeing no one else come forward to speak, Chairman Knight closed the public hearing at 7:05 p.m.*

**After a discussion, Commissioner Goodwin made a motion to table OA 22-003 until May 02, 2022. 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

**8. SUMMARY OF CITY COUNCIL ACTIONS**

*Mr. Wheaton Rodriguez advised the Commission of the following:  
ZC #21-020, Starlin Ranch - 1st Reading passed.  
ZC #21-023, Parkside –tabled until 04/25/2022.*

**9. COMMISSION ANNOUNCEMENTS**

*None*

**10. STAFF ANNOUNCEMENTS**

*Mr. Wheaton Rodriguez introduced new staff member Helina Sarkodie-Minkah to the commission.*

**11. ADJOURNMENT OF MEETING**

**Commissioner Mainer 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 7:11 p.m.

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Kent Knight, Chairman

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Jennifer Johnston, Development Coordinator



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## STAFF REPORT

File Number: 22-4655

**Agenda Date:** 5/2/2022

**Version:** 1

**Status:** Public Hearing

**In Control:** Planning and Zoning Commission

**File Type:** Zoning Case

**Agenda Number:**

**Title**

OA#22-003: Continuation of Public Hearing to Consider Amending Chapter 155 of the Code of Ordinances of the City of Mansfield, "Zoning" by Amending Special Purpose District Regulations and Creating a New Section 155.073 "S, South Mansfield Arts Form-based Development District".

**Description/History**

On April 18, 2022, the Department of Planning proposed and briefly presented the first draft of the S, South Mansfield Arts Form-based Development District to the Planning and Zoning Commission for review, consideration, and possible action. During the public hearing, the Department of Planning requested that the Planning and Zoning Commission table their consideration and possible action until May 2, 2022 to allow for further additions and edits to ensure a set of regulations and standards that will best achieve Mansfield's vision for mixed-use development and other architecture, landscape architecture, and urban design considerations of elevated quality.

The Department of Planning is continuing to work through those regulations and standards in consultation with the Department of Public Works and others.

**Recommendation**

Staff recommends that the Planning and Zoning Commission table this item until May 16, 2022.



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## STAFF REPORT

File Number: 22-4654

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**Agenda Date:** 5/2/2022

**Version:** 1

**Status:** Old Business

**In Control:** Planning and Zoning Commission

**File Type:** Informational Item

### Title

ZC#20-021: Staff update on the zoning change request at 301 Sayers St.

### Description/History

Staff will update the Commission on the progress of case ZC#20-021 at the meeting.