



CITY OF MANSFIELD

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

Meeting Minutes - Final

Planning and Zoning Commission

Monday, April 15, 2024

6:00 PM

City Hall Council Chambers

1. CALL TO ORDER

Chair Mainer called the meeting to order at 6:03 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 present:

*Director of Planning and Development Services Jason Alexander
Assistant Director of Planning Arty Wheaton-Rodriguez
Administrative Assistant II Clarissa Carrasco*

Commissioners:

Absent 3 - Jennifer Thompson; Brandon Shaw and David Goodwin

Present 4 - Blake Axen; Michael Mainer; Michael Bennett and Patrick Moses

2. INVOCATION

Commissioner Moses gave the invocation.

3. PLEDGE OF ALLEGIANCE

4. TEXAS PLEDGE

5. APPROVAL OF MINUTES

[24-5970](#)

Minutes - Approval of the March 18, 2024, Planning and Zoning Commission Meeting Minutes

Commissioner Bennett made a motion to approve the meeting minutes as presented. Vice Chair Axen seconded the motion which carried by the following vote:

Aye: 4 - Blake Axen; Michael Mainer; Michael Bennett and Patrick Moses

Nay: 0

Absent: 3 - Jennifer Thompson; Brandon Shaw and David Goodwin

Abstain: 0

6. **CITIZENS COMMENTS**

There were no citizen comments.

7. **PUBLIC HEARINGS**

[24-5963](#)

Public Hearing to Consider Proposed Amendments of Title XV of the Mansfield, Texas Code of Ordinances, entitled "Land Usage", relating to Handicapped Parking Regulations of Section 155.091, Entitled "Off-Street Parking and Loading Standards"; by Amending the Regulations of Subsection (D)(9), Entitled "Identification" of Section 155.091; Providing for the Repeal of all Ordinances in Conflict; Providing for a Severability Clause; Providing a Penalty of Fine Not to Exceed the Sum of Two Thousand Dollars (\$2,000.00) for Each Offense; and Providing for an Effective Date (OA#24-004)

Mr. Wheaton-Rodriguez gave a presentation on the ordinance amendment and was available to answer any questions.

Chair Mainer opened the public hearing at 6:10 p.m. and called for anyone wishing to speak to come forward.

Seeing no one come forward to speak, Chair Mainer closed the public hearing at 6:10 p.m.

Vice Chair Axen made a motion to approve the ordinance amendment as presented. Commissioner Moses seconded the motion which carried by the following vote:

Aye: 4 - Blake Axen; Michael Mainer; Michael Bennett and Patrick Moses

Nay: 0

Absent: 3 - Jennifer Thompson; Brandon Shaw and David Goodwin

Abstain: 0

[24-5908](#)

Public Hearing on a Change of Zoning from A, Agricultural District to PD, Planned Development District for Single-Family Residential Uses on Approximately 3.13 Acres Located at 880 Turner Way; SPAPS, LLC, Owner, and HCE, Inc., Engineer (ZC#23-007)

Mr. Alexander gave a presentation on the case and was available to answer any questions. Mark Novell, resident, also spoke in front of the Planning and Zoning Commission.

Chair Mainer opened the public hearing at 6:36 p.m. and called for anyone wishing to speak to come forward.

Seeing no one come forward to speak, Chair Mainer closed the public hearing at 6:36 p.m.

Commissioner Moses made a motion to approve the case as presented. Commissioner Bennett seconded the motion which carried by the following vote:

Aye: 4 - Blake Axen; Michael Mainer; Michael Bennett and Patrick Moses

Nay: 0

Absent: 3 - Jennifer Thompson; Brandon Shaw and David Goodwin

Abstain: 0

8. SUMMARY OF CITY COUNCIL ACTIONS

Mr. Wheaton-Rodriguez summarized the actions taken during the previous City Council meetings.

9. COMMISSION ANNOUNCEMENTS

Chair Mainer mentioned early voting opportunities throughout the city.

10. STAFF ANNOUNCEMENTS

Mr. Wheaton-Rodriguez mentioned potential adjustments to the Planning and Zoning Commission meeting schedule.

11. WORK SESSION

Discussion for Review and Approval of Zoning Cases

This work session has been postponed due to the absence of three commissioners.

12. ADJOURNMENT OF MEETING

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

Aye: 4 - Blake Axen; Michael Mainer; Michael Bennett and Patrick Moses

Nay: 0

Absent: 3 - Jennifer Thompson; Brandon Shaw and David Goodwin

Abstain: 0

With no further business, Chair Mainer adjourned the meeting at 6:40 p.m.

Michael Mainer, Chair

Clarissa Carrasco, Administrative Assistant II