



CITY OF MANSFIELD

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

Meeting Minutes - Draft

Planning and Zoning Commission

Monday, November 4, 2024

6:00 PM

City Hall Council Chambers

1. CALL TO ORDER

Chair Mainer called the meeting to order at 6:01 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:

*Arty Wheaton-Rodriguez, Assistant Director of Planning
Katasha Smithers, Planning Manager - Current Planning
Helina Sarkodie-Minkah, Planner I
Clarissa Carrasco, Administrative Assistant II*

Commissioners:

Absent 2 - Patrick Moses and Hamilton Walker

Present 5 - Blake Axen; Jennifer Thompson; Michael Mainer; Michael Bennett and David Godin

2. INVOCATION

Commissioner Thompson gave the invocation.

3. PLEDGE OF ALLEGIANCE

4. TEXAS PLEDGE

5. APPROVAL OF MINUTES

[24-6276](#)

Minutes - Approval of the October 21, 2024 Planning and Zoning Commission Meeting Minutes

Commissioner Godin made a motion to approve the meeting minutes as presented. Commissioner Thompson seconded the motion which carried by the following vote:

Aye: 5 - Blake Axen; Jennifer Thompson; Michael Mainer; Michael Bennett and David Godin

Nay: 0

Absent: 2 - Patrick Moses and Hamilton Walker

Abstain: 0

6. **CITIZENS COMMENTS**

There were no citizen comments.

7. **PUBLIC HEARINGS**

[24-6271](#)

Public Hearing on a Change of Zoning from PD, Planned Development to PD, Planned Development for a Car Wash and Eating Place with Drive Through Service on approximately 2.00 acres in the Thomas Bratton Survey Abstract No.162, City of Mansfield, Tarrant Co, TX, located at 1850 E Broad St. Shane Farrar, Applicant/Owner (ZC#24-013)

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

Shane Farrar, developer, spoke on the case and was available to answer any questions.

Colton St. Peters, representative, spoke on the case and was available to answer any questions.

Chair Mainer opened the public hearing at 6:32 p.m. and called for anyone wishing to speak to come forward.

Shawn Pelletier, non-speaker, in support of the case.

Pam Hudson, non-speaker, in support of the case.

Seeing no one come forward to speak, Chair Mainer closed the public hearing at 6:33 p.m.

Colton St. Peters, Shane Farrar, Shawn Pelletier, and Mr. Wheaton-Rodriguez answered the Commission's questions.

Commissioner Godin made a motion to deny the zoning case. Commissioner Axen seconded the motion which carried by the following vote:

Aye: 5 - Blake Axen; Jennifer Thompson; Michael Mainer; Michael Bennett and David Godin

Nay: 0

Absent: 2 - Patrick Moses and Hamilton Walker

Abstain: 0

8. **SUMMARY OF CITY COUNCIL ACTIONS**

Ms. Smithers summarized the actions that took place at the previous city council meeting.

9. **COMMISSION ANNOUNCEMENTS**

Commissioner Thompson and Chair Mainer mentioned Election Day and voting opportunities.

Vice Chair Axen mentioned Mayor Evans' visit at Grace Preparatory Academy.

Chair Mainer also mentioned the ground breaking of the Julian Feild Park improvements, in partnership with the Mansfield Veterans Memorial and Tribute Foundation.

10. STAFF ANNOUNCEMENTS

Ms. Smithers mentioned the next meeting date being Monday, December 2, 2024.

11. ADJOURNMENT OF MEETING

Vice Chair Axen made a motion to adjourn the meeting. Commissioner Godin seconded the motion which carried by the following vote:

Aye: 5 - Blake Axen; Jennifer Thompson; Michael Mainer; Michael Bennett and David Godin

Nay: 0

Absent: 2 - Patrick Moses and Hamilton Walker

Abstain: 0

With no further business, Chair Mainer adjourned the meeting at 7:13 p.m.

Michael Mainer, Chair

Clarissa Carrasco, Administrative Assistant II