



CITY OF MANSFIELD

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

Meeting Minutes - Final

Planning and Zoning Commission

Tuesday, January 21, 2025

6:00 PM

City Hall Council Chambers

1. CALL TO ORDER

Chair Mainer called the meeting to order at 6:05 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 - Jennifer Thompson and Michael Bennett

Present 5 - Blake Axen; Michael Mainer; Patrick Moses; David Godin and Hamilton Walker

2. INVOCATION

Commissioner Godin gave the invocation.

3. PLEDGE OF ALLEGIANCE

4. TEXAS PLEDGE

5. APPROVAL OF MINUTES

[25-6384](#)

Minutes - Approval of the January 6, 2025, Planning and Zoning Commission Meeting Minutes

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

Aye: 5 - Blake Axen; Michael Mainer; Patrick Moses; David Godin and Hamilton Walker

Nay: 0

Absent: 2 - Jennifer Thompson and Michael Bennett

Abstain: 0

6. **CITIZENS COMMENTS**

There were no citizen comments.

Chair Mainer made a motion to move agenda item number 11, "Staff Announcements", before agenda item number 7, "Consent Agenda." Commissioner Moses seconded the motion.

7. **CONSENT AGENDA**

[25-6379](#)

Final Plat of Lots 1 and 2, Block 1, Admiral Legacy Addition on Approximately 9.639 Acres and Addressed at 2441 Heritage Pkwy; Brittain & Crawford Land Surveying, Engineer/Surveyor, Admiral Legacy Investments, Developer, and Mansfield Economic Development Corporation, Owner (SD#24-037)

Vice Chair Axen made a motion to approve the final plat as presented.

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

Aye: 5 - Blake Axen; Michael Mainer; Patrick Moses; David Godin and Hamilton Walker

Nay: 0

Absent: 2 - Jennifer Thompson and Michael Bennett

Abstain: 0

[25-6380](#)

Final Plat of Lots 1 - 4, Block 1; Lots 1-4, Block 2; Lots 1-4, Block 3; and Lots 1 and 2, Block 4, Admiral Legacy Addition on Approximately 105.837 Acres Addressed at 3601, 3603, and 3797 Lone Star Road, and 700 Heritage Parkway South; Dunaway Associates, LLC, Engineer/Surveyor, and The City of Mansfield and HD5 Entertainment, Owners (SD#24-047)

Commissioner Moses made a motion to approve the final plat as presented.

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

Aye: 5 - Blake Axen; Michael Mainer; Patrick Moses; David Godin and Hamilton Walker

Nay: 0

Absent: 2 - Jennifer Thompson and Michael Bennett

Abstain: 0

8. **PLAT HEARINGS**

[25-6381](#)

Final Plat of Lots 1, Block 1, Doty Addition on approximately 1.659 acres

and located at 253 Carlin Road; Texas Heritage Surveying, LLC, Engineer/Surveyor; Nathan P. Doty, Owner (SD#24-052)

Ms. Sarkodie-Minkah presented the plat and was available to answer any questions.

Chair Mainer opened the public hearing at 6:22 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 6:22 p.m.

Vice Chair Axen made a motion to approve the final plat with a variance to Section 10(M)(9) of the Subdivision Control Ordinance requiring each lot to have frontage on a public street. Commissioner Godin seconded the motion which carried by the following vote:

Aye: 5 - Blake Axen; Michael Mainer; Patrick Moses; David Godin and Hamilton Walker

Nay: 0

Absent: 2 - Jennifer Thompson and Michael Bennett

Abstain: 0

[25-6382](#)

Preliminary Plat of Cipriani, Phases 1 - 5, on Approximately 517.167 Acres Generally Located West of FM 157/Lone Star Road, South of Bedford Street, North of County Road 515, and East of County Road 617, in the Mansfield Extraterritorial Jurisdiction; Cipriani Island Laguna Azure, LLC, Owner/Developer, and McAdams Co., Engineer (SD#24-053)

Mr. Wheaton-Rodriguez presented the plat and was available to answer any questions.

Randi Rivera, applicant representative, spoke on the case and was available to answer any questions.

Chair Mainer opened the public hearing at 6:31 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 6:32 p.m.

Vice Chair Axen made a motion to approve the preliminary plat with the following conditions:

Conceptual approval from the Texas Department of Transportation for the alignment and right-of-way width of FM 157 must be provided prior to the developer submitting a final plat.

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

Aye: 5 - Blake Axen; Michael Mainer; Patrick Moses; David Godin and Hamilton Walker

Nay: 0

Absent: 2 - Jennifer Thompson and Michael Bennett

Abstain: 0

9. SUMMARY OF CITY COUNCIL ACTIONS

Mr. Wheaton-Rodriguez summarized the actions that took place at the previous city council meeting.

10. COMMISSION ANNOUNCEMENTS

Commissioner Godin thanked Mr. Wheaton-Rodriguez for the presentation on platting.

11. STAFF ANNOUNCEMENTS

Mr. Wheaton-Rodriguez reminded the commission of the State of the City sessions occurring on Thursday, January 23, 2025, and discussed plat requirements and subdivision regulations.

12. ADJOURNMENT OF MEETING

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

Aye: 5 - Blake Axen; Michael Mainer; Patrick Moses; David Godin and Hamilton Walker

Nay: 0

Absent: 2 - Jennifer Thompson and Michael Bennett

Abstain: 0

With no further business, Chair Mainer adjourned the meeting at 6:35 p.m.

Michael Mainer, Chair

Clarissa Carrasco, Administrative Assistant II