



CITY OF MANSFIELD

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

Meeting Minutes - Final

Planning and Zoning Commission

Tuesday, July 25, 2023

6:00 PM

City Hall Council Chambers

1. CALL TO ORDER

Chair Axen called the meeting to order at 6:07 p.m.

Staff present:

Executive Director of Planning and Development Services Jason Alexander

Assistant Director of Planning Arty Wheaton-Rodriguez

Administrative Assistant II Clarissa Carrasco

Commissioners:

Absent 1 - Patrick Moses

Present 6 - Blake Axen; Jennifer Thompson; Brandon Shaw; David Goodwin; Michael Mainer and Michael Bennett

2. INVOCATION

Chair Axen gave the invocation.

3. PLEDGE OF ALLEGIANCE

4. TEXAS PLEDGE

5. RECESS INTO EXECUTIVE SESSION

The commission did not recess into executive session.

6. APPROVAL OF MINUTES

[23-5481](#)

Minutes - Approval of the July 12, 2023, Planning and Zoning Commission Meeting Minutes

Commissioner Shaw made a motion to approve the minutes of the July 12, 2023, Planning and Zoning Commission meeting as presented. Vice Chair Mainer seconded the motion which carried by the following vote:

Aye: 6 - Blake Axen; Jennifer Thompson; Brandon Shaw; David Goodwin; Michael Mainer and Michael Bennett

Nay: 0

Absent: 1 - Patrick Moses

Abstain: 0

7. **CITIZENS COMMENTS**

There were no citizen comments.

8. **PUBLIC HEARINGS**

[23-5468](#)

Public Hearing to Consider a Proposed Amendment of Chapter 155 of the Mansfield Code of Ordinances to Amend the Provisions of Section 155.092(L)(2) Related to Aesthetics and Passive Space in MF-1, MF-2, OP, C-1, C-2, C-3, I-1, I-2, FR, SE and PD Districts (OA#23-007)

Mr. Alexander gave a brief presentation and was available for questions.

Chair Axen opened the public hearing at 6:17 p.m. and called for anyone to speak to come forward.

Seeing no one come forward to speak, Chair Axen closed the public hearing at 6:17 p.m.

Vice Chair Mainer made a motion to approve the proposed amendment as presented. Commissioner Thompson seconded the motion which carried by the following vote:

Aye: 6 - Blake Axen; Jennifer Thompson; Brandon Shaw; David Goodwin; Michael Mainer and Michael Bennett

Nay: 0

Absent: 1 - Patrick Moses

Abstain: 0

[23-5419](#)

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 155.074 "T, Toll Road 360 Form-based Development District" (OA#23-002)

Mr. Alexander recommended that this case be tabled until the August 7, 2023, meeting.

Chair Axen opened the public hearing at 6:18 p.m. and called for anyone wishing to speak to come forward.

Seeing no one come forward to speak, Chair Axen closed the public hearing at 6:18 p.m.

Vice Chair Mainer made a motion to table the case until August 7, 2023. Commissioner Goodwin seconded the motion which carried by the following vote:

Aye: 6 - Blake Axen; Jennifer Thompson; Brandon Shaw; David Goodwin; Michael Mainer and Michael Bennett

Nay: 0

Absent: 1 - Patrick Moses

Abstain: 0

[23-5443](#)

Public Hearing on a Change of Zoning from PR, Pre-Development District to the T, Toll Road 360 Form-based Development District on approx. 210 acres, being a 20.6-acre tract of land situated in the J. Lawrence Survey, Abstract No. 616, and a 189.4-acre tract of land situated in the M. Gregg Survey, Abstract No. 385, J. Lawrence Survey, Abstract No. 616, and the H. Henderson Survey, Abstract No. 432; City of Mansfield, Ellis County, Texas, located east of State Highway 360, south of Lone Star Road, and south of Britton Road.; Arcadia, Developer (ZC#23-005)

Mr. Alexander recommended that this case be tabled until August 7, 2023.

Chair Axen opened the public hearing at 6:23 p.m. and called for anyone wishing to speak to come forward.

Seeing no one come forward to speak, Chair Axen closed the public hearing at 6:23 p.m.

Vice Chair Mainer made a motion to table the case until August 7, 2023.

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

Aye: 6 - Blake Axen; Jennifer Thompson; Brandon Shaw; David Goodwin; Michael Mainer and Michael Bennett

Nay: 0

Absent: 1 - Patrick Moses

Abstain: 0

9. SUMMARY OF CITY COUNCIL ACTIONS

Mr. Alexander advised the Commission of City Council actions from the July 24, 2023 meeting.

10. COMMISSION ANNOUNCEMENTS

There were no announcements.

11. STAFF ANNOUNCEMENTS

Mr. Wheaton-Rodriguez mentioned training opportunities for the Planning and Zoning Commission.

12. ADJOURNMENT OF MEETING

A motion was made by Commissioner Shaw to adjourn the meeting. Commissioner Thompson seconded the motion, which carried by the following vote:

Aye: 6 - Blake Axen; Jennifer Thompson; Brandon Shaw; David Goodwin; Michael Mainer and Michael Bennett

Nay: 0

Absent: 1 - Patrick Moses

Abstain: 0

With no further business, Chair Axen adjourned the meeting at 6:37 p.m.

Blake Axen, Chair

Clarissa Carrasco, Administrative Assistant II