



# CITY OF MANSFIELD

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

## Meeting Minutes - Final

### Planning and Zoning Commission

Monday, February 19, 2024

6:00 PM

City Hall Council Chambers

#### IMMEDIATELY FOLLOWING THE CAPITAL IMPROVEMENTS ADVISORY COMMITTEE MEETING

1. **CALL TO ORDER**

*Chair Mainer called the meeting to order at 6:24 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  
Director of Engineering Services Raymond Coffman  
Assistant Director of Planning Arty Wheaton-Rodriguez  
Planner Helina Sarkodie-Minkah  
Administrative Assistant II Clarissa Carrasco*

*Commissioners:*

**Absent** 2 - David Goodwin and Patrick Moses

**Present** 5 - Blake Axen; Jennifer Thompson; Brandon Shaw; Michael Mainer and Michael Bennett

2. **INVOCATION**

*Commissioner Bennett gave the invocation.*

3. **PLEDGE OF ALLEGIANCE**

4. **TEXAS PLEDGE**

5. **APPROVAL OF MINUTES**

[24-5873](#)

Minutes - Approval of the February 5, 2024, Planning and Zoning Commission Meeting Minutes

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

**Aye:** 5 - Blake Axen; Jennifer Thompson; Brandon Shaw; Michael Mainer and Michael Bennett

**Nay:** 0

**Absent:** 2 - David Goodwin and Patrick Moses

**Abstain:** 0

**6. CITIZENS COMMENTS**

*There were no citizen comments.*

**7. PUBLIC HEARINGS**

[24-5847](#)

Public Hearing on a Change of Zoning from PD Planned Development District for Single-Family to PD, Planned Development District, for detached and attached single-family residential (rowhouse) uses on approximately 11.621 acres out of the T. Hanks Survey, Abstract No. 644 and the M. Dickey Survey Abstract No. 1986 Tarrant County, TX, located at 801 Lillian Rd. and 1340 W. Broad St. Josephdam Real Estate, Developer (ZC#23-016)

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

*Rasaq Kuteyi and Federico Canoura, applicants, gave a presentation on the zoning case and were available to answer any questions.*

*Chair Mainer opened the public hearing at 6:38 p.m. and called for anyone wishing to speak to come forward.*

*Keven Whelchel, 913 Hondo Lane, spoke in opposition of the case.*

*Seeing no one else come forward to speak, Chair Mainer closed the public hearing at 6:43 p.m.*

**Vice Chair Axen made a motion to table this case indefinitely. Commissioner Shaw seconded the motion which carried by the following vote:**

**Aye:** 5 - Blake Axen; Jennifer Thompson; Brandon Shaw; Michael Mainer and Michael Bennett

**Nay:** 0

**Absent:** 2 - David Goodwin and Patrick Moses

**Abstain:** 0

[24-5872](#)

Public Hearing on a Change of zoning from C-2, Community Business District to PD, Planned Development for Commercial uses and Car Wash on approximately 3.382 acres in the Henry McGehee Survey Abstract No.998, City of Mansfield, Tarrant Co, TX, located at 585 E Debbie Ln. (ZC#23-025)

*Ms. Sarkodie-Minkah gave a presentation on the case and was available to answer any questions.*

*Alan Jacob, Jim Glascott, and Nick Spallone, applicants, gave a presentation on the case and were available to answer any questions.*

*Chair Mainer opened the public hearing at 7:10 p.m. and called for anyone wishing to speak to come forward.*

*Scot Bowman, 2514 Goodnight Trail, spoke in opposition of the case.*

*Angela Middleton, 2400 Goodnight Trail, sent a letter in opposition of the case.*

*Seeing no one else, come forward to speak, Chair Mainer closed the public hearing at 7:16 p.m.*

**Vice Chair Axen made a motion to deny this zoning case as presented. Commissioner Thompson seconded the motion which carried by the following vote:**

**Aye:** 5 - Blake Axen; Jennifer Thompson; Brandon Shaw; Michael Mainer and Michael Bennett

**Nay:** 0

**Absent:** 2 - David Goodwin and Patrick Moses

**Abstain:** 0

**8. SUMMARY OF CITY COUNCIL ACTIONS**

*Mr. Alexander summarized the actions taken at the previous City Council meeting.*

**9. COMMISSION ANNOUNCEMENTS**

*There were no commission announcements.*

**10. STAFF ANNOUNCEMENTS**

*Mr. Alexander reminded the commission of our next meeting date being Monday, March 18, 2024.*

**11. ADJOURNMENT OF MEETING**

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

**Aye:** 5 - Blake Axen; Jennifer Thompson; Brandon Shaw; Michael Mainer and Michael Bennett

**Nay:** 0

**Absent:** 2 - David Goodwin and Patrick Moses

**Abstain:** 0

**12. NEXT MEETING DATE: Monday, March 18, 2024**

With no further business, Chair Mainer adjourned the meeting at 7:47 p.m.

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Michael Mainer, Chair

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Clarissa Carrasco, Administrative Assistant II