



# CITY OF MANSFIELD

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

## Meeting Minutes - Draft

### Planning and Zoning Commission

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Monday, October 16, 2023

6:00 PM

City Hall Council Chambers

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#### 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:*

*Executive Director of Planning and Development Services Jason Alexander*

*Assistant Director of Planning Arty Wheaton-Rodriguez*

*Principal Planner Art Wright*

*Administrative Assistant II Clarissa Carrasco*

*Commissioners:*

**Absent** 2 - Brandon Shaw and David Goodwin

**Present** 5 - Blake Axen; Jennifer Thompson; Michael Mainer; Michael Bennett and Patrick Moses

#### 2. INVOCATION

*Commissioner Bennett gave the invocation.*

#### 3. PLEDGE OF ALLEGIANCE

#### 4. TEXAS PLEDGE

#### 5. APPROVAL OF MINUTES

[23-5668](#)

Minutes - Approval of the October 2, 2023, Planning and Zoning Commission Meeting Minutes

**Commissioner Moses made a motion to approve the October 2, 2023, Planning and Zoning Commission meeting minutes as presented. Vice Chair Axen seconded the motion which carried by the following vote:**

**Aye:** 5 - Blake Axen; Jennifer Thompson; Michael Mainer; Michael Bennett and Patrick Moses

**Nay:** 0

**Absent:** 2 - Brandon Shaw and David Goodwin

Abstain: 0

## 6. CITIZENS COMMENTS

*There were no citizen comments.*

## 7. PUBLIC HEARINGS

### [23-5653](#)

Public Hearing on a Change of Zoning from PR, Pre-Development District to S, South Mansfield Form Based Development District on Approximately 108.16 acres in the J. Rape Survey, Abstract No. 1321, G. Milton Survey, Abstract No. 560, and G. Milton Survey, Abstract No. 385, City of Mansfield, Ellis and Tarrant Counties, Texas, Generally Located West of Heritage Parkway South at the Northeast Corner of State Highway 360 and Lone Star Road, and South of Lone Star Road on Property Addressed at 3601, 3603, and 3797 Lone Star Road, and 700 Heritage Parkway South; City of Mansfield, owner (ZC#23-021)

*Mr. Alexander presented the case and was available for questions.*

*Chair Mainer opened the public hearing at 6:12 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 6:13 p.m.*

**Commissioner Bennett made a motion to approve the zoning change. Vice Chair Axen seconded the motion which carried by the following vote:**

**Aye:** 5 - Blake Axen; Jennifer Thompson; Michael Mainer; Michael Bennett and Patrick Moses

**Nay:** 0

**Absent:** 2 - Brandon Shaw and David Goodwin

**Abstain:** 0

### [23-5654](#)

Public Hearing on a Change of Zoning from C-2, Community Business District to PD, Planning Development District for Senior Independent Living and Ground-Floor Commercial Uses on approximately 8.08 Acres out of the T. O. Harris Survey, Abstract No. 645, Tarrant County, Texas, Generally Located South of Turner Warnell Road and Approximately 500 Feet East of FM 157 on Property Addressed at 1420 Turner Warnell Rd.; Riverbend Village Partners, LLC, developer, Arrive Architecture Group, architect (ZC#23-013)

*Mr. Wright presented the case and was available for questions.*

*Dixon Holman, applicant, 120 East Abram Street, Arlington, Texas, gave a brief presentation of the case and was also available for questions.*

*Marc Tolson, representative of the applicant, 2344 Highway 121, Bedford, Texas, answered some of the questions from the commission.*

*Chair Mainer opened the public hearing at 6:39 p.m. and called for anyone wishing to speak to come forward.*

*Chair Mainer read the following names from non-speaker cards:*

*Kyle Collins, 10 Willowstone Court, in opposition of the project*

*Tracy Collins, 10 Willowstone Court, in opposition of the project*

*Erin and Louis Arrivillaga, 3065 Willowstone Trail, in opposition of the project*

*Jerry Rand, 79 Misty Mesa Trail, in opposition of the project*

*Anthony Lamantia, 3063 Willowstone Trail, in opposition of the project*

*Chair Mainer then called on the following names from speaker cards:*

*Jerry Creamer, 4 Raintree Court, spoke in opposition of the project.*

*Tammie Pavese, 113 Millington Trail, spoke in opposition of the project.*

*Phillip Worobey, 13 Willowstone Court, spoke in opposition of the project.*

*Shauna Friend, 13 Willowstone Court, spoke in opposition of the project.*

*Seeing no one else come forward to speak, Chair Mainer closed the public hearing at 6:53 p.m.*

**Commissioner Bennett made a motion to approve the zoning change with the consideration of removing the gates surrounding the property as well as review by city staff to enhance walkability and overall architecture of the project. Vice Chair Axen seconded the motion which carried by the following vote:**

**Aye:** 4 - Blake Axen; Jennifer Thompson; Michael Mainer and Michael Bennett

**Nay:** 1 - Patrick Moses

**Absent:** 2 - Brandon Shaw and David Goodwin

**Abstain:** 0

### [23-5658](#)

Public Hearing on a Change of Zoning from PR, Pre-Development District to PD, Planned Development District for a Data Center on approx. 26.897 acres in the H. Henderson Survey., Abst. No. 432, and S. C. Neil Survey., Abst. No. 1159 City of Mansfield, Ellis and Tarrant Counties, TX generally located at the northeast corner of Heritage Parkway South and Britton Road on property addressed at 3801 Britton Road. Rob Baldwin, Applicant (ZC#23-020)

*Mr. Alexander presented the case, mentioned the applicant's request to table the case indefinitely, and was available for questions.*

*Chair Mainer opened the public hearing at 7:42 p.m. and called for anyone wishing to speak to come forward.*

*Chair Mainer read one card in opposition of the project from Tierney Davis, 607 Hogan Alley Drive.*

*Katherine Hogan, 701 Tee Box Court, spoke in opposition of the project.*

*Seeing no one else come forward to speak, Chair Mainer closed the public hearing at 7:48 p.m.*

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

**Aye:** 5 - Blake Axen; Jennifer Thompson; Michael Mainer; Michael Bennett and Patrick Moses

**Nay:** 0

**Absent:** 2 - Brandon Shaw and David Goodwin

**Abstain:** 0

#### [23-5656](#)

Public Hearing to Consider Proposed Amendments to Chapter 155 of the Mansfield Code of Ordinance, "Zoning", to Create a New Section 155.057, "Neighborhood Design Standards" and Related Development Regulations (OA#23-008)

*Mr. Alexander presented the Department of Planning and Development Services' request to table this case until the next Planning and Zoning Commission meeting on November 6, 2023.*

*Chair Mainer opened the public hearing at 7:50 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 7:50 p.m.*

**Commissioner Moses made a motion to table the case until the next Planning and Zoning Commission meeting on November 6, 2023. Commissioner Bennett seconded the motion which carried by the following vote:**

**Aye:** 5 - Blake Axen; Jennifer Thompson; Michael Mainer; Michael Bennett and Patrick Moses

**Nay:** 0

**Absent:** 2 - Brandon Shaw and David Goodwin

**Abstain:** 0

## **8. SUMMARY OF CITY COUNCIL ACTIONS**

*Mr. Alexander summarized the actions from the previous City Council meeting.*

**9. COMMISSION ANNOUNCEMENTS**

*Commissioner Thompson mentioned the upcoming Haunt the Block event.*

*Vice-Chair Axen also mentioned the upcoming Haunt the Block event.*

*Commissioner Moses gave his regards towards the loss of a Fort Worth ISD employee this past week.*

*Chair Mainer announced that Bethlehem Baptist Church is hosting their Harvest Festival on October 31st.*

**10. STAFF ANNOUNCEMENTS**

*Mr. Wheaton-Rodriguez mentioned the following upcoming meeting and event dates:*

*Open House on October 30th*

*Next Planning and Zoning Commission meeting on November 6th*

*Joint Meeting with City Council on November 7th*

*Possible second Joint Meeting with City Council on November 13th*

**11. ADJOURNMENT OF MEETING**

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

**Aye:** 5 - Blake Axen; Jennifer Thompson; Michael Mainer; Michael Bennett and Patrick Moses

**Nay:** 0

**Absent:** 2 - Brandon Shaw and David Goodwin

**Abstain:** 0

With no further business, Chair Mainer adjourned the meeting at 7:59 p.m.

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Michael Mainer, Chair

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Clarissa Carrasco, Administrative Assistant II