



CITY OF MANSFIELD

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

Meeting Minutes - Final

Planning and Zoning Commission

Monday, August 21, 2023

5:00 PM

City Hall Council Chambers

IMMEDIATELY FOLLOWING THE CAPITAL IMPROVEMENTS ADVISORY COMMITTEE MEETING

1. CALL TO ORDER

Chair Axen called the meeting to order at 5:05 p.m. in the Multipurpose Room 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
City Attorney Bradley Anderle
Administrative Assistant II Clarissa Carrasco*

Commissioners:

Present 7 - Blake Axen; Jennifer Thompson; Brandon Shaw; David Goodwin; Michael Mainer; Michael Bennett and Patrick Moses

2. INVOCATION

Vice Chair Mainer gave the invocation.

3. PLEDGE OF ALLEGIANCE

4. TEXAS PLEDGE

5. CITIZENS COMMENTS

There were no citizen comments.

6. WORK SESSION

Discussion Regarding Potential New Special Purpose District: The T, Toll Road 360 Form-based Development District

Mr. Alexander gave a presentation regarding an update on finalizing the proposed development district and answered the Commissioners' questions.

After the Work Session, Chair Axen called for a brief recess at 5:34 p.m.

Chair Axen called the regular session, in City Council Chambers, to order at 5:50 p.m.

7. **RECESS INTO EXECUTIVE SESSION**

The Commission did not recess into executive session.

8. **APPROVAL OF MINUTES**

[23-5525](#)

Minutes - Approval of the August 7, 2023, Planning and Zoning Commission Meeting Minutes

Vice Chair Mainer made a motion to approve the August 7, 2023, Planning and Zoning Commission meeting minutes as presented. Commissioner Shaw seconded the motion which carried by the following vote:

Aye: 7 - Blake Axen; Jennifer Thompson; Brandon Shaw; David Goodwin; Michael Mainer; Michael Bennett and Patrick Moses

Nay: 0

Abstain: 0

9. **PUBLIC HEARINGS**

[23-5523](#)

Public Hearing on a Change of Zoning from SF-12/22 Single-Family Residential District, MH Manufactured Housing District, and C-2 Community Business District to PD, Planned Development District for Detached and Attached Single-Family Residential Uses on approx. 24.841 acres in the Margaret Rockerfellow Survey, Abstract. No. 1267, City of Mansfield, Tarrant County, TX on property located at 1503 N Main Street; Jacob Sumpter, MMA Inc., Applicant (ZC#23-009)

Mr. Wheaton-Rodriguez gave a presentation of the case, recommended tabling the case until the September 5, 2023, Planning and Zoning Commission meeting, and was available for questions.

Chair Axen opened the public hearing at 6:15 p.m. and called for anyone wishing to speak to come forward.

Seeing no one come forward, Chair Axen closed the public hearing at 6:15 p.m.

Commissioner Shaw made a motion to table the case until the September 5, 2023, Planning and Zoning Commission meeting. Commissioner Moses seconded the motion which carried by the following vote:

Aye: 7 - Blake Axen; Jennifer Thompson; Brandon Shaw; David Goodwin; Michael Mainer; Michael Bennett and Patrick Moses

Nay: 0

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. Wheaton-Rodriguez presented the case, recommended tabling the case until the September 5, 2023, Planning and Zoning Commission meeting, and was available for questions.

Chair Axen opened the public hearing at 5:53 p.m. and called for anyone wishing to speak to come forward.

Seeing no one come forward, Chair Axen closed the public hearing at 5:53 p.m.

Commissioner Goodwin made a motion to table the case until the September 5, 2023, Planning and Zoning Commission meeting. Commissioner Moses seconded the motion which carried by the following vote:

Aye: 7 - Blake Axen; Jennifer Thompson; Brandon Shaw; David Goodwin; Michael Mainer; Michael Bennett and Patrick Moses

Nay: 0

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. Wheaton-Rodriguez presented the case, recommended tabling the case until the September 5, 2023, Planning and Zoning Commission meeting, and was available for questions.

Bill Dahlstrom, applicant, thanked the city staff in regards to the progress being made on the case and was also available to answer any questions.

Chair Axen opened the public hearing at 5:56 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 5:56 p.m.

Vice Chair Mainer made a motion to table the case until the September 5, 2023, Planning and Zoning Commission meeting. Commissioner Shaw seconded the motion which carried by the following vote:

Aye: 7 - Blake Axen; Jennifer Thompson; Brandon Shaw; David Goodwin; Michael Mainer; Michael Bennett and Patrick Moses

Nay: 0

Abstain: 0

10. SUMMARY OF CITY COUNCIL ACTIONS

Mr. Wheaton-Rodriguez advised the Commission of City Council actions from the August 14, 2023 meeting.

11. COMMISSION ANNOUNCEMENTS

There were no announcements.

12. STAFF ANNOUNCEMENTS

Mr. Wheaton-Rodriguez reminded the Commission of the next meeting date being September 5, 2023.

13. ADJOURNMENT OF MEETING

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

Blake Axen, Chair

Clarissa Carrasco, Administrative Assistant II