



CITY OF MANSFIELD

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

Meeting Minutes - Final

Planning and Zoning Commission

Monday, June 3, 2024

6:00 PM

City Hall Council Chambers

1. CALL TO ORDER

Chair Mainer called the meeting to order at 6:01 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
Assistant Director of Planning Arty Wheaton-Rodriguez
Planning Manager Katasha Smithers
Planner I Shirley Emerson
Planner I Helina Sarkodie-Minkah
Administrative Assistant II Clarissa Carrasco*

Commissioners:

Absent 1 - Blake Axen

Present 6 - Jennifer Thompson; Brandon Shaw; David Goodwin; 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

[24-6022](#)

Minutes - Approval of the May 6, 2024, Planning and Zoning Commission Meeting Minutes

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

Aye: 5 - Jennifer Thompson; Brandon Shaw; David Goodwin; Michael Mainer and Patrick Moses

Nay: 0

Absent: 1 - Blake Axen

Abstain: 1 - Michael Bennett

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 (row house) 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 case and was available to answer any questions.

Chair Mainer opened the public hearing at 6:10 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 6:11 p.m.

Commissioner Moses made a motion to table the case until Monday, June 17, 2024. Commissioner Shaw seconded the motion which carried by the following vote:

Aye: 6 - Jennifer Thompson; Brandon Shaw; David Goodwin; Michael Mainer; Michael Bennett and Patrick Moses

Nay: 0

Absent: 1 - Blake Axen

Abstain: 0

[24-6029](#)

Public Hearing on a Change of Zoning from SF-7.5/12, Single-Family Residential District to PD, Planned Development District for Detached Single-Family Residential Uses on approximately 0.783 acres located at 509 W. Kimball Street; Avante Procurement LLC, owner; First Choice Builders, Developer (ZC#24-001)

Ms. Emerson gave a presentation on the case and was available to answer any questions.

Jacqueline Hughes, applicant, was also 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 6:23 p.m.

Commissioner Shaw made a motion to approve the zoning case as presented. Commissioner Bennett seconded the motion which carried by the following vote:

Aye: 6 - Jennifer Thompson; Brandon Shaw; David Goodwin; Michael Mainer; Michael Bennett and Patrick Moses

Nay: 0

Absent: 1 - Blake Axen

Abstain: 0

[24-6030](#)

Public Hearing for Change of Zoning from SF-7.5/12, Single-Family Residential District, D, Downtown District (SD-1, Broad Street Corridor), and C-2, Community Business District to D, Downtown District, D3, Urban Center Zone on Approximately 10.52 Acres Total, Being Approximately 7.4 Acres on a Portion of Block 17 and a Portion of the John Collier Tract, Original Town of Mansfield and Being Approximately 3.12 Acres in Lot 1R1A, Block 1, Lee’s Broad Addition, located at 605 and 703 E. Broad Street; City of Mansfield, Applicant (ZC#24-007)

Mr. Alexander gave a presentation on the case and was available to answer any questions.

Mr. Wheaton-Rodriguez also spoke on the case and was available to answer any questions.

Chair Mainer opened the public hearing at 6:30 p.m. and called for anyone wishing to speak to come forward.

Sherran Fear, 4103 Kite Lane, spoke on the case.

Seeing no one else come forward to speak, Chair Mainer closed the public hearing at 6:38 p.m.

Commissioner Goodwin made a motion to approve the zoning case as

presented. Commissioner Bennett seconded the motion which carried by the following vote:

Aye: 6 - Jennifer Thompson; Brandon Shaw; David Goodwin; Michael Mainer; Michael Bennett and Patrick Moses

Nay: 0

Absent: 1 - Blake Axen

Abstain: 0

[24-6031](#)

Public Hearing on a Change of Zoning from PD, Planned Development and PR, Pre-Development District to PD, Planned Development District for Commercial Uses, Retail and Restaurant with Drive-Through Service on approximately 1.292 acres in the J. Grimsley Survey Abstract No.578, City of Mansfield, Tarrant Co, TX, located at 1741 E Debbie Ln. (ZC#24-006)

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

Chair Mainer opened the public hearing at 6:47 p.m. and called for anyone wishing to speak to come forward.

Clay Cristy, applicant, spoke on the case and was available to answer any questions.

Seeing no one else come forward to speak, Chair Mainer closed the public hearing at 6:50 p.m.

Commissioner Shaw made a motion to approve the zoning change with the following conditions:

- 1. That the permitted uses of the property be expressly limited to only those commercial uses that are permitted as a matter of right under the provisions of Section 155.057 of the Mansfield Zoning Ordinance (i.e., Neighborhood Design Standards); and**
- 2. That a drive-through facility in accordance with all applicable provisions of the Mansfield Zoning Ordinance be permitted as a matter of right.**

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

Aye: 6 - Jennifer Thompson; Brandon Shaw; David Goodwin; Michael Mainer; Michael Bennett and Patrick Moses

Nay: 0

Absent: 1 - Blake Axen

Abstain: 0

8. SUMMARY OF CITY COUNCIL ACTIONS

Mr. Wheaton-Rodriguez gave a summary of the actions taken at the last two City Council meetings.

9. COMMISSION ANNOUNCEMENTS

There were no commission announcements.

10. STAFF ANNOUNCEMENTS

Mr. Wheaton-Rodriguez announced that our next meeting date will be Monday, June 17, 2024, and introduced Katasha Smithers, the new Planning Manager.

11. ADJOURNMENT OF MEETING

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

Aye: 6 - Jennifer Thompson; Brandon Shaw; David Goodwin; Michael Mainer; Michael Bennett and Patrick Moses

Nay: 0

Absent: 1 - Blake Axen

Abstain: 0

With no further business, Chair Mainer adjourned the meeting at 6:56 p.m.

Michael Mainer, Chair

Clarissa Carrasco, Administrative Assistant II