



# CITY OF MANSFIELD

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

## Meeting Minutes - Draft

### Planning and Zoning Commission

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Monday, February 20, 2023

6:00 PM

City Hall Council Chambers

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#### CAPITAL IMPROVEMENTS ADVISORY COMMITTEE COMMISSION MEETING FOLLOWS IMMEDIATELY AFTER

#### 1. CALL TO ORDER

*Chairman Axen called the meeting to order at 6:01 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:*

*Jason Alexander, Planning Director*

*Arty Wheaton-Rodriguez, Assistant Planning Director*

*Art Wright, Senior Planner*

*Helina Sarkodie-Minkah, Planner*

*Jennifer Johnston, Development Coordinator*

*Commissioners:*

**Absent** 2 - Justin Gilmore and Brandon Shaw

**Present** 5 - Blake Axen; Stephen Groll; Jennifer Thompson; David Goodwin and Michael Mainer

#### 2. INVOCATION

*Vice- Chairman Mainer provided the invocation.*

#### 3. PLEDGE OF ALLEGIANCE

*As a flag was not present in the Multipurpose room a pledge was not done.*

#### 4. TEXAS PLEDGE

*As a flag was not present in the Multipurpose room a pledge was not done.*

**5. JOINT WORK SESSION BETWEEN THE PLANNING AND ZONING COMMISSION AND THE CITIZENS PLANNING STEERING COMMITTEE**

*The Mansfield Planning & Zoning Commission alongside the Citizen Planning Steering Committee met to kick off the Future Land Use Plan process. The resident-led CPSC made recommendations on the Future Land Use Plan to the Mansfield Planning & Zoning Commission.*

Chairman Axen called the meeting to recess at 7:14 p.m.

Chairman Axen called the meeting to order at 7:23 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.

**6. RECESS INTO EXECUTIVE SESSION**

*Commission did not recess into executive session as there where no items.*

**7. APPROVAL OF MINUTES**

[23-5207](#)

Minutes - Approval of the February 6, 2023 Planning and Zoning Commission Meeting Minutes

**Commissioner Groll made a motion to approve the February 6, 2023 minutes as presented. Commissioner Goodwin seconded the motion which carried by the following vote:**

**Aye:** 5 - Blake Axen; Stephen Groll; Jennifer Thompson; David Goodwin and Michael Mainer

**Nay:** 0

**Absent:** 2 - Justin Gilmore and Brandon Shaw

**Abstain:** 0

**8. CITIZENS COMMENTS**

*None*

**9. PUBLIC HEARINGS**

[23-5209](#)

SD#22-061: Public hearing on a replat to create Lots 2R and 3, Block 2, English Park Addition on 12.8500 acres generally located at 2200 N US 287 and 1805 FM 157 (see attached location map); Kimley-Horn and Associates, Inc., engineer/surveyor; CenterPoint Integrated Solutions, LLC, developer; The Richeson Group LLC, Rush Creek Baptist Church, and JaySpring Realty, owners

*Mr. Wheaton-Rodriguez was available for questions.*

*Chairman Axen opened the public hearing at 6:27 p.m. and called for anyone wishing to speak to come forward.*

*Seeing no one come forward to speak, Chairman Axen closed the public hearing at 6:27 p.m.*

**Commissioner Goodwin made a motion to approve the replat as presented. Commissioner Groll seconded the motion which carried by the following vote:**

**Aye:** 5 - Blake Axen; Stephen Groll; Jennifer Thompson; David Goodwin and Michael Mainer

**Nay:** 0

**Absent:** 2 - Justin Gilmore and Brandon Shaw

**Abstain:** 0

[23-5210](#)

SD#22-058: Public hearing on a Final Plat to create Lots 1 and 6, Block 1, Mansfield Retail Center Addition on 29.153 acres located at 1660 E. Broad Street; Westwood Professional Services, Inc., engineer/surveyor; H-E-B, LP, owner

*Mr. Wheaton-Rodriguez was available for questions.*

*Chairman Axen opened the public hearing at 7:30 p.m. and called for anyone wishing to speak to come forward.*

*Seeing no one come forward to speak, Chairman Axen closed the public hearing at 7:30 p.m.*

*Chairman Axen read one card in support of the project from Dr. Benita Reed, 3540 E Broad St.*

**Vice-Chairman Mainer made a motion to approve the plat as presented. Commissioner Thompson seconded the motion which carried by the following vote:**

**Aye:** 5 - Blake Axen; Stephen Groll; Jennifer Thompson; David Goodwin and Michael Mainer

**Nay:** 0

**Absent:** 2 - Justin Gilmore and Brandon Shaw

**Abstain:** 0

[23-5208](#)

SUP#22-006: Request for a Specific Use Permit for Apartments, in the Reserve PD, Planned Development District, Central Sub-District on approx. 9.292 acres being a tract of land in the Richard Bratton Survey, Abstract No. 114, City of Mansfield in Tarrant County Texas, located at 151 North Miller (North and West of the intersection of Heritage Parkway and North Miller Road)

*Mr. Wheaton-Rodriguez gave a presentation and was available for questions.*

*Mr. Alexander was available for questions.*

*Chairman Axen opened the public hearing at 7:47 p.m. and called for anyone wishing to speak to come forward.*

*Dixon Holman, applicant, spoke on the matter.*

*Nash Thomas, applicant, spoke on the matter.*

*Seeing no else one come forward to speak, Chairman Axen closed the public hearing at 7:54 p.m.*

**After a discussion, Commissioner Groll made a motion to approve the Specific Use Permit as presented with the three conditions recommended by staff:**

- 1) That the future extension of Cannon Drive (i.e., the northernmost thoroughfare as shown on the site plan running from east to west) shall have a public ROW width not to exceed 70 feet; and that the future extension of Cannon Drive serving this project shall have design intentions and design speeds that are compatible with those to the east.**
- 2) That the other two proposed thoroughfares as shown on the site plan shall have a public ROW width not to exceed 60 feet; and that the design intentions and design speeds of the thoroughfares be compatible with the future extension of Cannon Drive to the north.**
- 3) That the dooryards and stoops provided for all ground-floor units provide an entry directly into a living space (e.g., kitchen, family room, et cetera) and not directly into a bedroom.**

**Commissioner Goodwin seconded the motion which carried by the following vote:**

**Aye:** 5 - Blake Axen; Stephen Groll; Jennifer Thompson; David Goodwin and Michael Mainer

**Nay:** 0

**Absent:** 2 - Justin Gilmore and Brandon Shaw

**Abstain:** 0

[23-5211](#)

ZC#22-014: Change of zoning from SF-12/22, Single-family Residential District to PD, Planned Development District, for C-2, Community Business District based Commercial Uses (approximately 16,936 square feet) on 2.9 acres of land in the W.C. Low Survey, Abstract No. 970, generally located southeast of the intersection of Grand Meadows Boulevard and North Holland Road on property at 700 North Holland Road

*Mr. Wheaton-Rodriguez gave a presentation and was available for questions.*

*Mr. Alexander was available for questions.*

*Chairman Axen opened the public hearing at 8:28 p.m. and called for anyone wishing to speak to come forward.*

*Mr. Khanzada, applicant, was available for questions.*

*Seeing no else one come forward to speak, Chairman Axen closed the public hearing at 8:30 p.m.*

**After a brief discussion, Vice-Chairman Mainer made a motion to approve the plat as presented. Commissioner Thompson seconded the motion which carried by the following vote:**

**Aye:** 5 - Blake Axen; Stephen Groll; Jennifer Thompson; David Goodwin and Michael Mainer

**Nay:** 0

**Absent:** 2 - Justin Gilmore and Brandon Shaw

**Abstain:** 0

**10. SUMMARY OF CITY COUNCIL ACTIONS**

*Mr. Alexander advised the Commission of City Council actions from their February 13, 2023 meeting.*

**11. COMMISSION ANNOUNCEMENTS**

*Vice Chairman Mainer invited the commission to a historical paly being held at Bethlehem Baptist on Wednesday, February 22, 2023.*

**12. STAFF ANNOUNCEMENTS**

*Mr. Alexander advised the Planning and Zoning meeting scheduled for Monday, March 13, 2023 will be canceled as a quorum cannot be reached. He also advised a poll would be sent out for the March meeting.*

**13. ADJOURNMENT OF MEETING**

**Vice-Chairman Mainer made a motion to adjourn the meeting. Commissioner Goodwin seconded the motion which carried by the following vote:**

**Aye:** 5 - Blake Axen; Stephen Groll; Jennifer Thompson; David Goodwin and Michael Mainer

**Nay:** 0

**Absent:** 2 - Justin Gilmore and Brandon Shaw

**Abstain:** 0

With no further business, Chairman Axen adjourned the meeting at 8:44 p.m.

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Blake Axen, Chairman

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Jennifer Johnston, Development Coordinator