



CITY OF MANSFIELD

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

Meeting Minutes - Draft

Planning and Zoning Commission

Monday, June 17, 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 6:27 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

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 Axen gave the invocation.

3. PLEDGE OF ALLEGIANCE

4. TEXAS PLEDGE

5. APPROVAL OF MINUTES

[24-6066](#)

Minutes - Approval of the June 3, 2024, Planning and Zoning Commission Meeting Minutes

Commissioner Bennett made a motion to approve the meeting minutes as presented. 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

Abstain: 1 - Blake Axen

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 6:45 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 6:45 p.m.

Commissioner Moses made a motion to approve the zoning case as presented. Commissioner Thompson 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

[24-6053](#)

Public Hearing on a Change of Zoning from C2, Community Business District to PD, Planned Development District for C-2, Community Business District uses including Flex-Office Warehouse on approx. 1.998 acres out of the William Lynn Survey, Abstract No. 984, Tarrant Co., TX, located on property addressed at 2480 North U.S. Highway 287. (ZC#23-008)

Ms. Smithers presented the case, mentioned the applicant's request to table the case indefinitely, and was available to answer any questions.

Chair Mainer opened the public hearing at 6:49 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 6:49 p.m.

Vice Chair Axen made a motion to table the zoning case indefinitely.

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

[24-6055](#)

Public Hearing on a Change of Zoning from PD, Planned Development District to S, South Mansfield Form Based Development District on Approximately 57.95 Acres of land in the John Robertson Survey, Abstract No. 1317, City of Mansfield, Tarrant County, Texas, Generally Located east of U.S. Highway 287, east and west of N. Mitchell Road, and north of the Union Pacific railroad right-of-way on property addressed at 101 S. U.S. Highway 287 and at 20 and 24 North Mitchell Road; BV Mitchell LLC and the City of Mansfield, applicants (ZC#24-008)

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

Chair Mainer opened the public hearing at 6:57 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 6:58 p.m.

Commissioner Goodwin made a motion to approve the zoning case 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

[24-6056](#)

Public Hearing on a Change of Zoning from PR, Pre-Development District to S, South Mansfield Form-Based Development District on Approximately 19.974 Acres, Generally Located East of State Highway 360, West of the Tarrant Regional Water District Pipeline Tract, and Approximately 800 feet South of Lone Star Road; City of Mansfield, Applicant (ZC#24-010)

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

Chair Mainer opened the public hearing at 7:06 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 7:07 p.m.

Commissioner Shaw made a motion to approve the zoning case as presented.

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

8. SUMMARY OF CITY COUNCIL ACTIONS

Mr. Wheaton-Rodriguez summarized the actions that took place at the last City Council meeting.

9. COMMISSION ANNOUNCEMENTS

Commissioner Thompson encouraged attendance at the City's upcoming Fourth of July events.

Vice Chair Axen mentioned the transition of The Lot in downtown as well as lane closures occurring near the city.

Commissioner Moses and Chair Mainer commended the city for their Juneteenth celebration.

Chair Mainer emphasized safety when interacting with crowds and large events.

10. STAFF ANNOUNCEMENTS

Mr. Wheaton-Rodriguez mentioned the next meeting date of July 1, 2024. Mr. Wheaton-Rodriguez also mentioned different training opportunities coming up for the commission.

11. WORK SESSION

Discussion for Review and Approval of Zoning Cases

This work session has been postponed.

12. ADJOURNMENT OF MEETING

Commissioner Shaw made a motion to adjourn the meeting. Commissioner Thompson 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

With no further business, Chair Mainer adjourned the meeting at 7:19 p.m.

Michael Mainer, Chair

Clarissa Carrasco, Administrative Assistant II