



CITY OF MANSFIELD

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

Meeting Minutes - Draft

Planning and Zoning Commission

Monday, May 6, 2024

6:00 PM

City Hall Council Chambers

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:

*Director of Planning and Development Services Jason Alexander
Assistant Director of Planning Arty Wheaton-Rodriguez
Administrative Assistant II Clarissa Carrasco*

Commissioners:

Absent 1 - Michael Bennett

Present 6 - Blake Axen; Jennifer Thompson; Brandon Shaw; David Goodwin; Michael Mainer and Patrick Moses

2. INVOCATION

Chair Mainer gave the invocation.

3. PLEDGE OF ALLEGIANCE

4. TEXAS PLEDGE

5. RECESS INTO EXECUTIVE SESSION

In accordance with Texas Government Code, Chapter 551, Chair Mainer recessed the meeting into executive session at 6:05 p.m. Chair Mainer called the executive session to order in the Planning Conference Room at 6:06 p.m. Chair Mainer recessed the executive session at 6:36 p.m.

Consultation with City Attorney to Seek Advice About Pending or Contemplated Litigation, a Settlement Offer, or on a Matter in Which the Duty of the City Attorney to the City's Governmental Body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas Clearly Conflicts with Chapter 551 of the Texas Government Code Pursuant to 551.071

Seek Advice of City Attorney Regarding Land Use Matters

6. APPROVAL OF MINUTES

Chair Mainer called the regular business session to order at 6:39 p.m.

[24-5993](#)

Minutes - Approval of the April 15, 2024, Planning and Zoning Commission Meeting Minutes

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

Aye: 5 - Blake Axen; Jennifer Thompson; Brandon Shaw; Michael Mainer and Patrick Moses

Nay: 0

Absent: 1 - Michael Bennett

Abstain: 1 - David Goodwin

7. CITIZENS COMMENTS

There were no citizen comments.

8. PUBLIC HEARINGS

[24-5991](#)

Public Hearing on a Specific Use Permit for an Automotive Tire Service on 0.734 acres being Lot 1R, Block 3, Oakdale Addition, Tarrant Co., TX, located at 700 W Debbie Ln; Texas Tires, Owner; Nationwide Construction Applicant (SUP#24-001)

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 6:46 p.m.

Commissioner Goodwin made a motion to approve the specific use permit with the following staff recommendations:

1. outdoor display of tires and related merchandise only be permitted provided that such display of tires and related merchandise are only permitted outdoors during the hours of operation; and

2. that such tires and merchandise do not impede vehicular access or disrupt pedestrian circulation within and around the site.

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

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

Nay: 0

Absent: 1 - Michael Bennett

Abstain: 0

[24-5992](#)

Public Hearing on a Change of zoning from PR, Pre-Development District to PD, Planned Development District for mixed uses on approximately 134.8 acres of land situated in the J. Lawrence Survey, Abstract No. 616, 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 approximately 1500 feet east of State Highway 360, south of Lone Star Road, and south of Britton Road (ZC#24-009)

Mr. Wheaton-Rodriguez gave a presentation on the case and was available to answer any questions.

Chair Mainer opened the public hearing at 6:59 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 6:59 p.m.

Commissioner Goodwin made a motion to approve the zoning change as presented. Commissioner Thompson seconded the motion which carried by the following vote:

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

Nay: 0

Absent: 1 - Michael Bennett

Abstain: 0

9. SUMMARY OF CITY COUNCIL ACTIONS

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

10. COMMISSION ANNOUNCEMENTS

Commissioner Thompson and Goodwin shared their admiration of the Council Chambers renovations.

Vice Chair Axen shared his appreciation of the Mansfield Fire and Police departments' efforts during the flooding that occurred the weekend before. Vice Chair Axen also shared his appreciation of the Public Works department's efforts in repairing a pothole in a timely manner.

Commissioner Moses wished all the mothers a Happy Mother's Day.

Commissioner Shaw highlighted Teacher Appreciation Week and thanked our MISD teachers.

Chair Mainer encouraged the commission to attend the Volunteer Appreciation Event.

11. STAFF ANNOUNCEMENTS

Mr. Wheaton-Rodriguez mentioned that our next meeting date will be Monday, June 3, 2024, and that staff is welcoming a new Planning Manager later in the month.

12. WORK SESSION

Discussion for Review and Approval of Zoning Cases

This work session has been postponed to the next meeting.

13. ADJOURNMENT OF MEETING

Commissioner Shaw motioned to adjourn the meeting. Vice Chair Axen seconded the motion which carried by the following vote:

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

Nay: 0

Absent: 1 - Michael Bennett

Abstain: 0

With no further business, Chair Mainer adjourned the meeting at 7:06 p.m.

Michael Mainer, Chair

Clarissa Carrasco, Administrative Assistant II