



# CITY OF MANSFIELD

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

## Meeting Minutes - Draft

### Planning and Zoning Commission

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Monday, November 6, 2023

6:00 PM

City Hall Council Chambers

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#### 1. CALL TO ORDER

*Chair Mainer called the meeting to order at 6:04 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:*

*Executive Director of Planning and Development Services Jason Alexander*

*Principal Planner Art Wright*

*Planning and Development Services Analyst Jordon Drumgoole*

*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

*Commissioner Goodwin gave the invocation.*

#### 3. PLEDGE OF ALLEGIANCE

#### 4. TEXAS PLEDGE

#### 5. APPROVAL OF MINUTES

[23-5703](#)

Minutes - Approval of the October 16, 2023, Planning and Zoning Commission Meeting Minutes

**Commissioner Bennett made a motion to approve the October 16, 2023, Planning and Zoning Commission meeting minutes as presented.**

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

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

**Nay:** 0

**Abstain:** 1 - David Goodwin

**6. CITIZENS COMMENTS**

*Giovanni Huante, resident, 309 Carlin Road, spoke during citizen comments.*

**7. PUBLIC HEARINGS****23-5656**

Public Hearing to Consider Proposed Amendments to Chapter 155 of the Mansfield Code of Ordinance, "Zoning", to Create a New Section 155.057, "Neighborhood Design Standards" and Related Development Regulations (OA#23-008)

*Mr. Alexander began the staff presentation and briefly spoke on the case. Mr. Alexander then passed the presentation off to Mr. Drumgoole.*

*Mr. Drumgoole took over the presentation and was available to answer any questions.*

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

*Seeing no one come forward to speak, Chair Mainer closed the public hearing at 6:30 p.m.*

**Commissioner Shaw made a motion to approve the ordinance amendment. 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

**23-5688**

Public Hearing on a Change of Zoning from PR, Pre-Development District and C-2, Community Business District to S, South Mansfield Form Based Development District on Approximately 70.897 Acres in the B. Howard Survey, Abstract No. 513, City of Mansfield, Ellis Co, TX, Generally Located on the Northwest Corner of U.S. Highway 287 and St. Paul Road, on Property Addressed at 3571 St. Paul Road; Hanover Property Co., Applicant (ZC#23-022)

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

*Ben Luedtke, applicant, began the case presentation and introduced Aaron Duncan.*

*Aaron Duncan, applicant representative, gave a presentation on the case and was available to answer any questions.*

*Chair Mainer opened the public hearing at 6:52 p.m. and called for anyone wishing to speak to come forward.*

*Patricia Stewart, 3325 Chambers Street, spoke in opposition of the case.*

*Chair Mainer closed the public hearing at 6:54 p.m.*

**Commissioner Moses made a motion to approve the zoning change.**

**Commissioner Goodwin 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

[23-5689](#)

Public Hearing on a Change of Zoning from PR, Pre-Development District to PD, Planned Development District for a Single-Family Attached (Townhome) Development on approx. 7.869 acres in the Samuel Mitchell Surv., Abst. No. 593, City of Mansfield, Johnson County, TX generally along South Mitchell Road and River Birch Drive property addressed at 1000 South Mitchell Road. Uriel Carrillo, Applicant (ZC#23-006)

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

*Justin Gilmore, applicant representative, gave a presentation on the case and was available to answer any questions.*

*Chair Mainer opened the public hearing at 7:43 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 7:43 p.m.*

**Commissioner Shaw made a motion to approve the zoning case.**

**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. Alexander summarized the actions from the previous City Council meeting.*

**9. COMMISSION ANNOUNCEMENTS**

*Commissioner Moses encouraged everyone to go out and vote.*

*Commissioner Shaw encouraged everyone to go out and vote and mentioned the Taste of Mansfield event.*

*Vice Chair Axen encouraged everyone to go out and vote and mentioned the upcoming holiday events throughout the city.*

*Commissioner Thompson emphasized the importance of gratitude during the Thanksgiving season.*

*Chair Mainer mentioned the Veteran's Day Parade and reminded the commission of the joint City Council meetings.*

**10. STAFF ANNOUNCEMENTS**

*Mr. Alexander reminded the commission of the joint meetings coming up and thanked the commission for their participation in Open House and the Jeff Speck workshops.*

**11. ADJOURNMENT OF MEETING**

With no further business, Chair Mainer adjourned the meeting at 8:02 p.m.

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Michael Mainer, Chair

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Clarissa Carrasco, Administrative Assistant II