



CITY OF MANSFIELD

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

Meeting Minutes - Final

Planning and Zoning Commission

Monday, July 1, 2024

6:00 PM

City Hall Council Chambers

1. CALL TO ORDER

Chair Mainer called the meeting to order at 6:02 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
Assistant Director of Planning Arty Wheaton-Rodriguez
Planning Manager Katasha Smithers
Administrative Assistant II Clarissa Carrasco*

Commissioners:

Absent 1 - Brandon Shaw

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

2. INVOCATION

Commissioner Moses gave the invocation.

3. PLEDGE OF ALLEGIANCE

4. TEXAS PLEDGE

5. APPROVAL OF MINUTES

[24-6080](#)

Minutes - Approval of the June 17, 2024, Planning and Zoning Commission Meeting Minutes

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

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

Nay: 0

Absent: 1 - Brandon Shaw

Abstain: 0

6. CITIZENS COMMENTS

There were no citizen comments.

7. PUBLIC HEARINGS

[24-6054](#)

Public Hearing on a Change of Zoning from SF-12/22 Single-Family Residential District to PD Planned Development District for commercial and attached single-family residential (rowhouse) uses on approximately 10.574 acres described as Block 1, Lots 1 and 2R of the RW Roberts Addition, Tarrant County, TX, located at 650 and 700 N. Holland Rd. 1020 Ventures LLC, Developer (ZC#23-019)

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

Karam Khalil, applicant, gave a presentation on the case and was also available to answer any questions.

Chair Mainer opened the public hearing at 6:39 p.m. and called for anyone wishing to speak to come forward.

Chuck Dandridge, 4103 Watercrest Drive, spoke in opposition of the case.

Mr. Wheaton-Rodriguez and Mr. Khalil addressed Mr. Dandridge's concerns.

Seeing no one else come forward to speak, Chair Mainer closed the public hearing at 6:47 p.m.

Mr. Alexander spoke on the case and was available to answer any questions.

There was additional discussion on the case amongst the commissioners and staff.

Commissioner Bennett made a motion to table the zoning case until the July 15, 2024, Planning and Zoning Commission meeting. Commissioner Goodwin seconded the motion. The motion failed by the following vote:

Nays: 4 - Michael Mainer, Blake Axen, Patrick Moses, and Jennifer Thompson

Ayes: 2 - Michael Bennett and David Goodwin

Absent: 1 - Brandon Shaw

Chairman Mainer made a motion to approve the zoning case with the following conditions:

- 1. That the additional rules and regulations proposed for a corner market be revised to reflect a minimum of 35 percent (or similar percentage) of its total retail sales area and display area shall be dedicated exclusively to the sale of perishable goods;**
- 2. That the use of an urgent care be prohibited;**
- 3. That the hours of operation be determined by the use (food service**

- establishment);
- 4. That, the minimum floor area for each detached single-family residence be a minimum of 2,200 square feet; and
- 5. That, a Home Owners' Association be a requirement, regardless of the number of units on the property.

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

Aye: 5 - Blake Axen; Jennifer Thompson; David Goodwin; Michael Mainer and Michael Bennett

Nay: 1 - Patrick Moses

Absent: 1 - Brandon Shaw

Abstain: 0

8. SUMMARY OF CITY COUNCIL ACTIONS

Mr. Alexander summarized the actions that took place at the previous City Council meeting.

9. COMMISSION ANNOUNCEMENTS

Commissioner Thompson and Commissioner Goodwin both expressed their appreciation for the other commissioners.

Commissioner Moses acknowledged the passing of a North Crowley High School JROTC instructor.

Vice Chair Axen and Chair Mainer advised everyone to be safe while participating in Independence Day celebrations.

10. STAFF ANNOUNCEMENTS

Mr. Wheaton-Rodriguez advised the commissioners of our next meeting date being Monday, July 15, 2024, and provided the commission with more information regarding an upcoming training opportunity.

11. ADJOURNMENT OF MEETING

Commissioner Moses made a motion to adjourn the meeting. Vice Chair Axen seconded the motion which carried by the following vote:

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

Nay: 0

Absent: 1 - Brandon Shaw

Abstain: 0

With no further business, Chair Mainer adjourned the meeting at 8:08 p.m.

Michael Mainer, Chair

Clarissa Carrasco, Administrative Assistant II