



# CITY OF MANSFIELD

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

## Meeting Minutes - Final

### Planning and Zoning Commission

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Monday, October 2, 2023

6:00 PM

City Hall Council Chambers

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#### 1. CALL TO ORDER

*Chair Axen 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:*

*Executive Director of Planning and Development Services Jason Alexander*

*Assistant Director of Planning Arty Wheaton-Rodriguez*

*Principal Planner Art Wright*

*Planning and Development Services Analyst Jordon Drumgoole*

*Administrative Assistant II Clarissa Carrasco*

*Commissioners:*

**Absent** 1 - Jennifer Thompson

**Present** 6 - Blake Axen; Brandon Shaw; David Goodwin; Michael Mainer; Michael Bennett and Patrick Moses

#### 2. INVOCATION

*Vice Chair Mainer gave the invocation.*

#### 3. PLEDGE OF ALLEGIANCE

#### 4. TEXAS PLEDGE

#### 5. ELECTION OF A CHAIR AND VICE-CHAIR

[23-5619](#)

Election of a Chair

*Mr. Wheaton-Rodriguez explained the process of electing a Chair and Vice Chair.*

*Chair Axen nominated Vice Chair Mainer to be the new Chair of the Planning and Zoning Commission.*

**Chair Axen made a motion to elect Vice Chair Mainer as the new Chairman of the Planning and Zoning Commission. Commissioner Moses seconded the motion which carried by the following vote:**

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

**Nay:** 0

**Absent:** 1 - Jennifer Thompson

**Abstain:** 0

[23-5620](#)

Election of a Vice-Chair

*Chair Mainer asked for Vice Chair nominations.*

*Commissioner Bennett nominated Commissioner Axen for Vice Chair of the Planning and Zoning Commission.*

**Commissioner Bennett made a motion to elect Commissioner Axen as the new Vice Chair of the Planning and Zoning Commission. Commissioner Goodwin seconded the motion which carried by the following vote:**

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

**Nay:** 0

**Absent:** 1 - Jennifer Thompson

**Abstain:** 0

**6. APPROVAL OF MINUTES**

[23-5603](#)

Minutes - Approval of the September 5, 2023, Planning and Zoning Commission Meeting Minutes

**Commissioner Goodwin made a motion to approve the September 5, 2023, Planning and Zoning Commission meeting minutes as presented.**

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

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

**Nay:** 0

**Absent:** 1 - Jennifer Thompson

**Abstain:** 0

**7. CITIZENS COMMENTS**

*There were no citizen comments.*

**8. PUBLIC HEARINGS**

[23-5523](#)

Public Hearing on a Change of Zoning from SF-12/22 Single-Family Residential District, MH Manufactured Housing District, and C-2

Community Business District to PD, Planned Development District for Detached and Attached Single-Family Residential Uses on approx. 24.841 acres in the Margaret Rockerfellow Survey, Abstract. No. 1267, City of Mansfield, Tarrant County, TX on property located at 1503 N Main Street. Jacob Sumpter, MMA Inc., Applicant (ZC#23-009)

*Mr. Wheaton-Rodriguez gave a brief presentation of the case and was available for questions.*

*Jacob Sumpter, applicant, gave a presentation of the case and was available for questions.*

*Chair Mainer opened the public hearing at 6:33 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 6:33 p.m.*

**Vice Chair Axen made a motion to approve the zoning change with the consideration of staff comments. Commissioner Moses seconded the motion which carried by the following vote:**

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

**Nay:** 0

**Absent:** 1 - Jennifer Thompson

**Abstain:** 0

[23-5602](#)

Public Hearing to Consider Proposed Amendments of Chapter 155 of the Mansfield Code of Ordinances Amending the Regulations in Section 155.082(E)(6) Related to Accessory Buildings or Structures and Section 155.099(B)(5), "Residential Accessory Buildings" (OA#23-010)

*Mr. Wright gave a presentation on the ordinance amendments and was available for questions.*

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

*Chair Mainer opened the public hearing at 6:48 p.m. and called for anyone wishing to speak to come forward.*

*Don Lautner, 18004 Fox Hollow Drive, resident, presented his comments regarding the case.*

*Seeing no one else come forward to speak, Chair Mainer closed the public hearing at 6:55 p.m.*

**Commissioner Bennett made a motion to approve the amendments with the consideration of total lot coverage. Commissioner Shaw seconded the motion which carried by the following vote:**

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

**Nay:** 0

**Absent:** 1 - Jennifer Thompson

**Abstain:** 0

**9. WORK SESSION**

Discussion Regarding Proposed Neighborhood Design Standards

*Mr. Wheaton-Rodriguez introduced Jordon Drumgoole, City of Mansfield Planning and Development Services Analyst, to the Commissioners. Mr. Drumgoole presented the Neighborhood Design Standards and was available for questions and feedback.*

Discussion Regarding Proposed Amendments to the Subdivision Control Ordinance

*Mr. Wright presented the proposed amendments to the subdivision control ordinance and was available for questions and feedback.*

**10. SUMMARY OF CITY COUNCIL ACTIONS**

*Mr. Wheaton-Rodriguez summarized the actions from the previous City Council meeting.*

**11. COMMISSION ANNOUNCEMENTS**

*There were no commission announcements.*

**12. STAFF ANNOUNCEMENTS**

*Mr. Wheaton-Rodriguez mentioned the upcoming Citizen Steering Committee meeting on Thursday, October 5, 2023, and reminded everyone of the next Planning and Zoning Commission meeting date being Monday, October 16, 2023.*

**13. ADJOURNMENT OF MEETING**

**A motion was made by Vice Chair Axen to adjourn the meeting. Commissioner Shaw seconded the motion which carried by the following vote:**

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

**Nay:** 0

**Absent:** 1 - Jennifer Thompson

**Abstain:** 0

With no further business, Chair Mainer adjourned the meeting at 7:50 p.m.

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Michael Mainer, Chair

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Clarissa Carrasco, Administrative Assistant II