



# CITY OF MANSFIELD

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

## Meeting Minutes - Draft

### Planning and Zoning Commission

Monday, January 6, 2025

6:00 PM

City Hall Council Chambers

#### 1. CALL TO ORDER

*Chair Mainer called the meeting to order at 6:00 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:*

*Arty Wheaton-Rodriguez, Assistant Director of Planning  
Katasha Smithers, Planning Manager - Current Planning  
Clarissa Carrasco, Administrative Assistant II*

*Commissioners:*

**Present** 7 - Blake Axen; Jennifer Thompson; Michael Mainer; Michael Bennett; Patrick Moses; David Godin and Hamilton Walker

#### 2. INVOCATION

*Commissioner Moses gave the invocation.*

#### 3. PLEDGE OF ALLEGIANCE

#### 4. TEXAS PLEDGE

#### 5. APPROVAL OF MINUTES

[24-6362](#)

Minutes - Approval of the December 2, 2024 Planning and Zoning Commission Meeting Minutes

**Commissioner Godin 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; Michael Mainer; Patrick Moses; David Godin and Hamilton Walker

**Nay:** 0

**Abstain:** 1 - Michael Bennett

[24-6363](#)

Minutes - Approval of the December 23, 2024 Planning and Zoning Commission Meeting Minutes

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

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

**Nay:** 0

**Abstain:** 2 - Patrick Moses and Hamilton Walker

**6. CITIZENS COMMENTS**

*There were no citizen comments.*

**7. PUBLIC HEARINGS**

[24-6357](#)

Public hearing to consider a request for a Historic Landmark Overlay District designation for the First Methodist Church Parsonage, 1945, located at 105 North 1st Avenue; Matt Crocker of 105 N. 1st Avenue LLC, owner (HLC#24-010)

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

*Chair Mainer opened the public hearing at 6:09 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 6:09 p.m.*

**Vice Chair Axen made a motion to approve the Historic Landmark Overlay District designation. Commissioner Walker seconded the motion which carried by the following vote:**

**Aye:** 7 - Blake Axen; Jennifer Thompson; Michael Mainer; Michael Bennett; Patrick Moses; David Godin and Hamilton Walker

**Nay:** 0

**Abstain:** 0

[24-6359](#)

Public Hearing on a Change of Zoning from 2F, Two-Family Residential District and SF-7.5/12, Single-Family District to D, Downtown District, D-1, Sub-Urban Zone, situated on Lots 1R and 2R of Block 37 and Lots 1R and 2R of Block 36, Original Town of Mansfield, Tarrant County, TX, generally located near the intersection of S. 4th Avenue and W. Kimball Street, and addressed as 501, 502, 503, and 504 W. Kimball Street.; City of Mansfield, Applicant (ZC#24-015)

*Ms. Smithers gave a presentation on the case and was available to answer any questions.*

*Chair Mainer opened the public hearing at 6:14 p.m. and called for anyone wishing to speak to come forward.*

*Jennifer Roberts, 414 Phillips Ct, spoke in opposition of the case.*

*Mr. Wheaton-Rodriguez continued to speak on the case and answered the Commission's questions.*

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

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

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

**Aye:** 6 - Blake Axen; Jennifer Thompson; Michael Mainer; Michael Bennett; David Godin and Hamilton Walker

**Nay:** 1 - Patrick Moses

**Abstain:** 0

[24-6358](#)

Public Hearing on a Specific Use Permit for a Convenience Store/Gas Station on approximately 0.480 acres being Lot 4R1, Block 1, Wal-mart Addition, Tarrant Co., TX, located approximately 925 feet southeast from the intersection of North U.S. HWY 287 and North Walnut Creek Drive, and addressed as 950 North Walnut Creek Drive.; Murphy Oil USA Inc., Owner/Developer; JM Civil, Engineer (SUP#24-003)

*Ms. Smithers gave a presentation on the case and was available to answer any questions.*

*Chair Mainer opened the public hearing at 6:37 p.m. and called for anyone wishing to speak to come forward.*

*Allen Perez, applicant representative, spoke on the case and was available to answer any questions.*

*Morad Elwir, applicant, spoke on the case and was available to answer any questions.*

*Seeing no one else come forward to speak, Chair Mainer closed the public hearing at 6:43 p.m.*

**Commissioner Godin made a motion to approve the specific use permit.**

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

**Aye:** 7 - Blake Axen; Jennifer Thompson; Michael Mainer; Michael Bennett; Patrick Moses; David Godin and Hamilton Walker

**Nay:** 0

**Abstain:** 0

**8. SUMMARY OF CITY COUNCIL ACTIONS**

*Mr. Wheaton-Rodriguez summarized the actions that took place at the previous city council meeting.*

**9. COMMISSION ANNOUNCEMENTS**

*Commissioner Thompson wished everyone a happy new year.*

*Vice Chair Axen advised everyone of possible bad weather later in the week.*

*Commissioner Moses thanked Mr. Wheaton-Rodriguez for his community engagement efforts.*

*Chair Mainer thanked the commissioners for their time and wished everyone a happy new year.*

**10. STAFF ANNOUNCEMENTS**

*Mr. Wheaton-Rodriguez advised the commission of the 2025 meeting dates and the State of the City sessions on Thursday, January 23, 2025.*

**11. ADJOURNMENT OF MEETING**

**Commissioner Moses made a motion to adjourn the meeting. Commissioner Bennett seconded the motion which carried by the following vote:**

**Aye:** 7 - Blake Axen; Jennifer Thompson; Michael Mainer; Michael Bennett; Patrick Moses; David Godin and Hamilton Walker

**Nay:** 0

**Abstain:** 0

With no further business, Chair Mainer adjourned the meeting at 6:51 p.m.

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Michael Mainer, Chair

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Clarissa Carrasco, Administrative Assistant II