



CITY OF MANSFIELD

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

Meeting Minutes - Draft

Planning and Zoning Commission

Tuesday, September 5, 2023

6:00 PM

City Hall Council Chambers

1. CALL TO ORDER

Chair Axen called the meeting to order at 6:09 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
City Attorney Bradley Anderle
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

3. PLEDGE OF ALLEGIANCE

4. TEXAS PLEDGE

5. APPROVAL OF MINUTES

[23-5535](#)

Minutes - Approval of the August 21, 2023, Planning and Zoning Commission Meeting Minutes

Commissioner Goodwin made a motion to approve the August 21, 2023, Planning and Zoning Commission meeting minutes as presented.

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

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

Nay: 0

Absent: 2 - Brandon Shaw and Michael Bennett

Abstain: 0

6. **CITIZENS COMMENTS**

There were no citizen comments.

7. **CONSENT AGENDA**

[23-5549](#)

Public Hearing on a Replat to Create Lot 1R, Block 1 and Lot 1, Block 2, Lone Star Development Park on 11.348 Acres Located at 1855 Lone Star Rd, Mansfield, TX 76063; Merle W. Miller Land Surveying, Engineer/Surveyor; Mansfield Development, LLC, Owner (SD#23-019)

Vice Chair Mainer made a motion to approve the replat as presented.

Commissioner Goodwin 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

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 presented the zoning case and was available for questions.

Chair Axen opened the public hearing at 6:19 p.m. and called for anyone wishing to speak to come forward.

Seeing no one come forward to speak, Chair Axen closed the public hearing at 6:19 p.m.

Vice Chair Mainer made a motion to table the case until the first Planning and Zoning Commission meeting in October. 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

[23-5419](#)

Public Hearing to Consider Amending Chapter 155 of the Code of Ordinances of the City of Mansfield, "Zoning" by Amending Special Purpose District Regulations and Creating a New Section 155.074 "T, Toll Road 360 Form-based Development District" (OA#23-002)

Mr. Alexander gave a presentation on the case and was available for questions.

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

Bill Dahlstrom, representative of the applicant, spoke on the case and was available for questions.

Bill Gietema, applicant, was also available for questions.

Seeing no one else come forward to speak, Chair Axen closed the public hearing at 6:50 p.m.

Commissioner Goodwin made a motion to approve the ordinance amendment with the Department of Planning and Development Services' recommendations of the text amendment including any revisions with the consideration that Development Process chart in section 2.1 be amended to reflect the text provisions found in the same section. Vice Chair Mainer 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

[23-5443](#)

Public Hearing on a Change of Zoning from PR, Pre-Development District to the T, Toll Road 360 Form-based Development District on approx. 210 acres, being a 20.6-acre tract of land situated in the J. Lawrence Survey, Abstract No. 616, and a 189.4-acre tract of land situated in 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 east of State Highway 360, south of Lone Star Road, and south of Britton Road.; Arcadia, Developer (ZC#23-005)

Mr. Alexander presented the case and was available for questions.

Chair Axen opened the public hearing at 7:23 p.m. and called for anyone wishing to speak to come forward.

Bill Dahlstrom spoke on the case and was available for questions.

Seeing no one else come forward to speak, Chair Axen closed the public hearing at 7:24 p.m.

Commissioner Thompson made a motion to approve the zoning case. 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

9. SUMMARY OF CITY COUNCIL ACTIONS

Mr. Alexander advised the Commission of City Council actions from the August 28, 2023 meeting.

10. COMMISSION ANNOUNCEMENTS

There were no announcements.

11. STAFF ANNOUNCEMENTS

There were no staff announcements.

12. ADJOURNMENT OF MEETING

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

With no further business, Chair Axen adjourned the meeting at 7:28 p.m.

Blake Axen, Chair

Clarissa Carrasco, Administrative Assistant II