



CITY OF MANSFIELD

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

Meeting Minutes - Draft

Planning and Zoning Commission

Monday, March 18, 2024

6:00 PM

Multipurpose Room

1. CALL TO ORDER

Chair Mainer called the meeting to order at 6:07 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:

*Director of Planning and Development Services Jason Alexander
Director of Engineering Services Raymond Coffman
Assistant Director of Planning Arty Wheaton-Rodriguez
Planning Manager, Long Range Planning Art Wright
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

Commissioner Goodwin gave the invocation.

3. PLEDGE OF ALLEGIANCE

4. TEXAS PLEDGE

5. APPROVAL OF MINUTES

[24-5926](#)

Minutes - Approval of the February 19, 2024, Planning and Zoning Commission Meeting Minutes

Commissioner Bennett made a motion to approve the meeting minutes as presented. 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

6. CITIZENS COMMENTS

There were no citizen comments.

7. PUBLIC HEARINGS

[24-5910](#)

Public Hearing to Consider Proposed Amendments of Chapter 155 of the Mansfield Code of Ordinances to Amend Applicable Provisions in Section 155.073, S, South Mansfield Form-based Development District Relating to “Development Agreement” and Replacing it with the Term “Development Plan” and Clarifying other Provisions Related to the Same (OA#24-002)

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

Chair Mainer opened the public hearing at 6:12 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 6:12 p.m.

Commissioner Shaw made a motion to approve the ordinance amendment. Vice Chair Axen 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

[24-5908](#)

Public Hearing on a Change of Zoning from A, Agricultural District to PD, Planned Development District for Single-Family Residential Uses on Approximately 3.13 Acres Located at 880 Turner Way; SPAPS, LLC, Owner, and HCE, Inc., Engineer (ZC#23-007)

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

Chair Mainer opened the public hearing at 6:20 p.m. and called for anyone wishing to speak to come forward.

Bruce Petty, 401 Hunter Bend Drive, spoke in opposition of the case

Greg Brown, 3302 Hunter Oaks Court, spoke in opposition of the case

Jim Kiobassa, 3422 East Hunter Bend Court, spoke in opposition of the case

Mark Novell, 3409 West Hunter Bend Court, spoke in opposition of the case

Roy Whitfill, 3411 Hunter Glen Drive, spoke in opposition of the case

Bari Hennigan, 3411 West Hunter Bend Court, spoke in opposition of the case

Mark Jones, 507 Wayland Court, spoke in opposition of the case

Amer Hamdan, 3404 West Hunter Bend Court, spoke in opposition of the case

Mike Ortiz, 3400 Hunter Glen Drive, spoke in opposition of the case

Hong Le, 3426 East Hunter Bend Court, spoke in opposition of the case

Diana Pfau, 3415 West Hunter Bend Court, spoke in opposition of the case

Chair Mainer called out the following names from non-speaker cards in opposition of the case:

Joe Conley, 3401 West Hunter Bend Court

Kelsey Anderson, 3303 Hunter Oaks Court

Anna Johnson, 3412 W Hunter Bend Court

Wayne Johnson, 3304 Hunter Oaks Court

Leona Johnson, 3304 Hunter Oaks Court

Steve Weintraub, 3401 Hunter Glen Drive

Luis Terrazas, 501 Hunter Bend Drive

Stephens Vu, 3407 Hunter Glen Drive

Tom Nguyen, 3406 West Hunter Bend Court

Rudd Hardesty, 3408 Hunter Glen Drive

Von Keomaxay, 3410 West Hunter Bend Court

Warren Hart, 506 Hunter Bend Drive

Jan Hart, 506 Hunter Bend Drive

Susan Novell, 3409 West Hunter Bend Court

Julie Crutchfield, 505 Wayland Court

Kent Sharp, 3407 West Hunter Bend Court

Leana Sharp, 3407 West Hunter Bend Court

Michael Pothier, 503 Wayland Court

Dennis Jordan, 3405 West Hunter Bend Court

Nonya Jordan, 3405 West Hunter Bend Court

Thomas Crutchfield, 505 Wayland Court

Melanie Smith, 507 Hunter Bend Drive

Karen Scott, 3402 West Hunter Bend Court

Zeno Pfau, 3415 West Hunter Bend Court

Daniel Almaguer, developer, 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 7:01 p.m.

Commissioner Moses made a motion to table the zoning case indefinitely. Vice Chair Axen 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

[24-5909](#)

Public Hearing on a Change of Zoning from PR, Pre-Development District and SF-12/22 Single-Family Residential District to PD, Planned Development District for Single-Family Residential with Commercial/Mixed-Use Overlay Uses on Approximately 318.38 acres Out of the M. Rockerfellow Survey, Abstract Number 1267, Tarrant County, TX, Located at 1669, 1671, 1791,1821 & 1901 Newt Patterson

Rd and 403 Williams Ct. Realty Capital, Developer (ZC#23-024)

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

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

Tim Coltart and Jacob Birmelin, applicants, gave a presentation on the case and were available to answer any questions.

Chair Mainer opened the public hearing at 8:13 p.m. and called for anyone wishing to speak to come forward.

Otto Schroeder, 2109 Newt Patterson Road, spoke in regards to traffic and safety concerns that could be involved with the case.

Joan Cain, 1942 Newt Patterson Road, also spoke in regards to traffic and safety concerns that could be involved with the case.

Chair Mainer called out the following names from non-speaker cards in opposition of the case:

Derrell Shastid, 1668 Newt Patterson Road

Neftali Sarmiento, 2013 Newt Patterson Road

Chair Mainer called out the following names from non-speaker cards in support of the case:

Cameron Pope, 6908 Golf Green Drive

Harvey Back, 1821 Newt Patterson Road

Sharon Back, 1821 Newt Patterson Road

Becky Rawdon, 7417 County Road 1005, Godley, Texas

Jake Back, 1791 Newt Patterson Road

Judy Back, 1791 Newt Patterson Road

Lou Breving, address not provided

Ronald Rawdon, 7417 County Road 1005, Godley, Texas

Sergio Rochin, 403 Williams Court

Greg Rawdon, 11201 County Road 525

Seeing no one else come forward to speak, Chair Mainer closed the public hearing at 8:20 p.m.

Commissioner Bennett made a motion to approve the zoning case with the following conditions:

1. That prior to the submittal of any preliminary or final plat that a diagram or other graphic or visual representation of all lots meeting the definition and the characteristics of "High Aesthetic and Visual Value" as set forth in the proposed PD, Planned Development District text be provided to the Department of Planning and Development Services.

2. That Paragraph (B), as proposed within this PD, Planned Development District, be revised to require that all cross-sections shall be reviewed and approved by the Plat Review Committee (PRC) prior to the submittal of any preliminary or final plat.

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

8. SUMMARY OF CITY COUNCIL ACTIONS

Mr. Alexander summarized the actions taken at the previous City Council meeting.

9. COMMISSION ANNOUNCEMENTS

There were no commission announcements.

10. STAFF ANNOUNCEMENTS

There were no staff announcements.

11. WORK SESSION

Discussion for Review and Approval of Zoning Cases

This work session has been postponed to the next Planning and Zoning Commission meeting.

12. ADJOURNMENT OF MEETING

Vice Chair Axen made a motion to adjourn the meeting. 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

With no further business, Chair Mainer adjourned the meeting at 8:49 p.m.

Michael Mainer, Chair

Clarissa Carrasco, Administrative Assistant II