



# CITY OF MANSFIELD

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

## Meeting Minutes - Draft

### Planning and Zoning Commission

Monday, February 5, 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:*

*Assistant Director of Planning Arty Wheaton-Rodriguez  
Administrative Assistant II Clarissa Carrasco*

*Commissioners:*

**Present** 7 - Blake Axen; Jennifer Thompson; Brandon Shaw; David Goodwin; Michael Mainer; Michael Bennett and Patrick Moses

#### 2. INVOCATION

*Commissioner Thompson gave the invocation.*

#### 3. PLEDGE OF ALLEGIANCE

#### 4. TEXAS PLEDGE

#### 5. APPROVAL OF MINUTES

[24-5857](#)

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

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

**Aye:** 7 - Blake Axen; Jennifer Thompson; Brandon Shaw; David Goodwin; Michael Mainer; Michael Bennett and Patrick Moses

**Nay:** 0

**Abstain:** 0

**6. CITIZENS COMMENTS**

*Toney Turner, 1324 West Broad Street, spoke in regards to traffic concerns near his property.*

**7. PUBLIC HEARINGS**

[24-5846](#)

Public Hearing on a Change of Zoning from SF-12/22 Single-Family Residential District to PD Planned Development District for Attached Single-Family Residential (Rowhouse) Uses on Approximately 2.794 Acres out of the Henry McGehee Survey, Abstract No. 989, Tarrant County, TX, located at 1225 E Debbie Ln. 5E Real Estate, Developer (ZC#23-026)

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

*Erik Drentlaw and Graham Pearce, 5E Real Estate, applicants, gave a presentation on the zoning case and were also available to answer any questions.*

*Chair Mainer opened the public hearing at 6:26 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 6:26 p.m.*

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

**1. That all windows fronting a thoroughfare or a civic space use vertically proportioned panes. This is architectural detail is consistent with the local architectural vernacular found within the D, Downtown District, the S, South Mansfield Form-Based Development District, and the other PD, Planned Development Districts that have been recently approved throughout the City of Mansfield.**

**2. That the minimum height of the first story of each row house dwelling be nine (9) feet.**

**Vice Chair Axen seconded the motion which carried by the following vote:**

**Aye:** 7 - Blake Axen; Jennifer Thompson; Brandon Shaw; David Goodwin; Michael Mainer; Michael Bennett and Patrick Moses

**Nay:** 0

**Abstain:** 0

[24-5847](#)

Public Hearing on a Change of Zoning from PD Planned Development District for Single-Family to PD Planned Development District for detached and attached single-family residential (rowhouse) uses on approximately 11.621 acres out of the T. Hanks Survey, Abstract No. 644 and the M. Dickey Survey Abstract No. 1986 Tarrant County, TX, located at 801 Lillian Rd. and 1340 W. Broad St. Josephdam Real Estate, Developer (ZC#23-016)

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

*Federico Canoura, lead architect, spoke on the zoning case and was available to answer any questions.*

*Chair Mainer opened the public hearing at 7:07 p.m. and called for anyone wishing to speak to come forward.*

*Keven Whelchel, 913 Hondo Lane, spoke in opposition of the case.*

*Cynthia Bonner, 800 Lillian Road, spoke in opposition of the case.*

*Seeing no one else come forward to speak, Chair Mainer closed the public hearing at 7:16 p.m.*

**Vice Chair Axen made a motion to table the zoning case until the February 19, 2024, meeting date. Commissioner Thompson seconded the motion which carried by the following vote:**

**Aye:** 7 - Blake Axen; Jennifer Thompson; Brandon Shaw; David Goodwin; Michael Mainer; Michael Bennett and Patrick Moses

**Nay:** 0

**Abstain:** 0

**8. SUMMARY OF CITY COUNCIL ACTIONS**

*Mr. Wheaton-Rodriguez mentioned that there were no city council actions that took place since the previous meeting.*

**9. COMMISSION ANNOUNCEMENTS**

*There were no commission announcements.*

**10. STAFF ANNOUNCEMENTS**

*Mr. Wheaton-Rodriguez reminded the commission that the next meeting date will be Monday, February 19, 2024.*

**11. ADJOURNMENT OF MEETING**

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

**Aye:** 7 - Blake Axen; Jennifer Thompson; Brandon Shaw; David Goodwin; Michael Mainer; Michael Bennett and Patrick Moses

**Nay:** 0

**Abstain:** 0

With no further business, Chair Mainer adjourned the meeting at 7:55 p.m.

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Michael Mainer, Chair

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Clarissa Carrasco, Administrative Assistant II