



CITY OF MANSFIELD

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

Meeting Minutes - Draft

Planning and Zoning Commission

Tuesday, January 23, 2024

6:00 PM

City Hall Council Chambers

1. CALL TO ORDER

Chair Mainer called the meeting to order at 6:04 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
Director of Engineering Services Raymond Coffman
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 Goodwin gave the invocation.

3. PLEDGE OF ALLEGIANCE

4. TEXAS PLEDGE

5. APPROVAL OF MINUTES

[24-5836](#)

Minutes - Approval of the December 4, 2023, Planning and Zoning Commission Meeting Minutes

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

Aye: 6 - Blake Axen; Jennifer Thompson; Brandon Shaw; Michael Mainer; Michael Bennett and Patrick Moses

Nay: 0

Abstain: 1 - David Goodwin

6. CITIZENS COMMENTS

There were no citizen comments.

7. PUBLIC HEARINGS

[24-5837](#)

Public Hearing to Consider proposed amendments of Chapter 155 of the Mansfield Code of Ordinances to revise Section 155.054(B), "Permitted Use Table", permitting donation boxes as an accessory use by right in the 2F, MF-1, MF-2, O-P, C-1, C-2, C-3, I-1, and I-2 Districts and to amend the regulations in Section 155.099(B)(40) related to donation boxes (OA#24-001)

Mr. Alexander gave a presentation on the proposed ordinance amendment and was available to answer any questions.

Chair Mainer opened the public hearing at 6:16 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 6:17 p.m.

Commissioner Goodwin made a motion to approve the ordinance amendment as presented. 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

[24-5825](#)

Public Hearing on a Change of Zoning from PR, Pre-Development District to PD, Planned Development District for a mixed lot single-family residential development on 32.352 acres out of the James McDonald Survey, Abstract No. 997, Tarrant County, TX, located at 1970 N Main. Kinney Family Living Trust, owner, Arcadia Realty Corp., Developer (ZC#23-018)

Mr. Wheaton-Rodriguez presented the zoning case and was available to answer any questions.

Alex Hodge, applicant, Arcadia Realty Corp., gave a presentation on the case and was available to answer any questions.

William Gietema, applicant, Arcadia Realty Corp., also gave a presentation on the 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.

Chair Mainer had a non-speaker card for this case:

Maninderjit Rai, 1981 North Main Street, in favor of this project.

Seeing no one else come forward to speak, Chair Mainer closed the public hearing at 7:07 p.m.

Commissioner Shaw made a motion to approve the zoning change with the following conditions:

1. Require all township lots to have a porch or stoop in addition to other exterior features that may encroach into building setbacks.
2. That the proposed language for the PD, Planned Development District be revised to reflect language that “all exterior walls of a single building shall maintain a uniform level of quality in materials and detailing, including trim”.
3. That the proposed language for the PD, Planned Development District be revised to reflect language that accessory dwelling units be designed and constructed in accordance with applicable provisions in the Mansfield Zoning Ordinance and that all proposed language inconsistent with the regulations provided in the Mansfield Zoning Ordinance be deleted.
4. That the proposed language for the PD, Planned Development District be revised to reflect language that adequately defines building height (or story), and that the minimum height of the first story as measured from finished floor to finished ceiling be nine (9) feet.
5. That the proposed language for the PD, Planned Development District include additional details for stucco (e.g., if the material will be masonry and the type of finish).
6. That all retaining walls, where visible from a thoroughfare or open space area be constructed of brick or stone or faced with brick or stone veneer.

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

8. NEW BUSINESS

[24-5835](#)

Consider Proposed Revisions to the City of Mansfield Standard Construction Details (January 2024)

Mr. Coffman presented the proposed revisions to the standard construction details and was available to answer any questions.

Vice Chair Axen made a motion to approve the revision to the standard construction details. Commissioner Goodwin 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

9. SUMMARY OF CITY COUNCIL ACTIONS

Mr. Alexander summarized the actions from the previous City Council meetings.

10. COMMISSION ANNOUNCEMENTS

There were no commissioner announcements.

11. STAFF ANNOUNCEMENTS

There were no staff announcements.

12. ADJOURNMENT OF MEETING

Vice Chair Axen made a motion to adjourn the meeting. 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

With no further business, Chair Mainer adjourned the meeting at 8:30 p.m.

Michael Mainer, Chair

Clarissa Carrasco, Administrative Assistant II