



CITY OF MANSFIELD

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

Meeting Minutes - Final

Planning and Zoning Commission

Monday, December 4, 2023

6:00 PM

City Hall Council Chambers

1. CALL TO ORDER

Chair Mainer called the meeting to order at 6:05 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
Principal Planner Art Wright
Planner Shirley Emerson
Planner Helina Sarkodie-Minkah
Administrative Assistant II Clarissa Carrasco*

Commissioners:

Absent 1 - David Goodwin

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

2. INVOCATION

Commissioner Shaw gave the invocation.

3. PLEDGE OF ALLEGIANCE

4. TEXAS PLEDGE

5. APPROVAL OF MINUTES

[23-5760](#)

Minutes - Approval of the November 6, 2023, Planning and Zoning Commission Meeting Minutes

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

Absent: 1 - David Goodwin

Abstain: 0

[23-5744](#)

Minutes - Approval of the November 7, 2023, Joint City Council, Mansfield Economic Development Corporation, Mansfield Park Facilities Development Corporation and Planning and Zoning Commission Meeting Minutes

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

Absent: 1 - David Goodwin

Abstain: 0

[23-5745](#)

Minutes - Approval of the November 13, 2023, Joint City Council and Planning and Zoning Commission Meeting Minutes

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

Absent: 1 - David Goodwin

Abstain: 0

6. CITIZENS COMMENTS

There were no citizen comments.

7. PUBLIC HEARINGS

[23-5757](#)

Public Hearing to Consider Adoption of the Future Land Use Plan, Entitled the "Mansfield 2040 Plan", and Establishing a Future Land Use Map and Recommending Land Use Policies and Practices.

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

Daniel Harrison and Connor Roberts, Freese and Nichols, were also available to answer any questions.

Chair Mainer opened the public hearing at 6:24 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 6:24 p.m.

Vice Chair Axen made a motion to approve the adoption of the Mansfield 2040 Plan. Commissioner Moses 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

Absent: 1 - David Goodwin

Abstain: 0

[23-5658](#)

Public Hearing on a Change of Zoning from PR, Pre-Development District to S, South Mansfield Form-Based Development District on Approximately 26.897 acres, generally located at the northeast corner of Heritage Parkway South and Britton Road on property addressed at 3801 Britton Road, the City of Mansfield, Applicant (ZC#23-020)

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

David Robinson, applicant, Aligned Data Centers, gave a presentation on the case and was available to answer any questions.

Cardell Andrews, Tristan Morgan and Tommy Mann, applicant representatives, Aligned Data Centers, were also available to answer any questions.

Chair Mainer opened the public hearing at 6:43 p.m. and called for anyone wishing to speak to come forward.

Katherine Hogan, 701 Tee Box Court, spoke in opposition of the case.

Luisa Meyer, 705 Tee Box Court, was a non-speaker in opposition of the case.

Tierney Davis, 607 Hogan Alley Drive, was a non-speaker in opposition of the case.

Seeing no one else come forward to speak, Chair Mainer closed the public hearing at 6:48 p.m.

Commissioner Bennett made a motion to approve the zoning change. Commissioner Shaw seconded the motion which carried by the following vote:

Aye: 4 - Blake Axen; Brandon Shaw; Michael Mainer and Michael Bennett

Nay: 2 - Jennifer Thompson and Patrick Moses

Absent: 1 - David Goodwin

Abstain: 0

[23-5758](#)

Public Hearing on a Change of Zoning from MF-2, Multi-Family Residential District, C-2, Community Business District and PD,

Planned Development District to S, South Mansfield Form Based Development District on approximately 42.983 acres, generally located on the northwest corner of FM 917 and Klein Tools Boulevard and east and south of S 2nd Avenue.; Set/Back Partners., applicant (ZC#23-023)

Due to technical difficulties, Chair Mainer called for a recess at 7:16 p.m.

Chair Mainer called the meeting back to order at 7:22 p.m.

Ms. Sarkodie-Minkah gave a presentation on the case and was available to answer any questions.

Carly Sims, applicant, M.R. Development, gave a presentation on the case and was available to answer any questions.

Chair Mainer opened the public hearing at 7:32 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 7:32 p.m.

Commissioner Moses made a motion to approve the zoning change.

Commissioner Thompson 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

Absent: 1 - David Goodwin

Abstain: 0

[23-5761](#)

Public Hearing on a Change of Zoning from MH, Manufactured Home District and PR, Pre-Development District to PD, Planned Development District for Attached Single-Family Residential and Manor House Uses on approximately 11.03 acres located at 2600, 2626, and 2628 N. Main Street; Phillips Equity Capital, LLC, owner/developer (ZC#22-018)

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

South Cole, applicant, gave a presentation on the case and was available to answer any questions.

Phillip Gunn, applicant representative, was available to answer any questions.

Chair Mainer opened the public hearing at 7:57 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 7:57 p.m.

Commissioner Bennett made a motion to approve the zoning change.

Commissioner Shaw 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

Absent: 1 - David Goodwin

Abstain: 0

[23-5762](#)

Public Hearing on a Specific Use Permit for a Gasoline Service Station and Car Wash on Approximately 2.787 acres, located at 1195 W Debbie Ln; Schaffer Construction, Owner/Developer; Triangle Engineering, LLC., Engineer/Surveyor (SUP#23-004)

Ms. Sarkodie-Minkah gave a presentation on the case and was available to answer any questions.

Alexa Knight, applicant, gave a presentation on the case and was available to answer any questions.

Erin Miller and Kevin Patel, applicant representatives, were available to answer any questions.

Chair Mainer opened the public hearing at 8:39 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 8:39 p.m.

Vice Chair Axen made a motion to approve the Specific Use Permit for the Gasoline Service Station, without a Car Wash, and with the recommended conditions from the Department of Planning and Development Services. Commissioner Thompson seconded the motion which carried by the following vote:

Aye: 5 - Blake Axen; Jennifer Thompson; Brandon Shaw; Michael Mainer and Michael Bennett

Nay: 1 - Patrick Moses

Absent: 1 - David Goodwin

Abstain: 0

[23-5740](#)

Public Hearing to Consider an Amendment to Section 155.069(F) of the Mansfield Code of Ordinances, "H, Historic Landmark Overlay District Regulations," Related to Emergency Repairs of Damage to Historic Landmarks (HLC#23-010)

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

Chair Mainer opened the public hearing at 9:21 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 9:21 p.m.

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

Commissioner Shaw 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

Absent: 1 - David Goodwin

Abstain: 0

[23-5746](#)

Public Hearing to Consider Proposed Amendments of Chapter 155 of the Mansfield Code of Ordinances to Repeal the Regulations in Section 155.082(E)(8) Related to a Special Exception for Temporary Batch Plants and to Amend the Regulations in Section 155.099(B)(23) Related to Temporary Batch Plants (OA#23-012)

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

Chair Mainer opened the public hearing at 9:27 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 9:28 p.m.

Commissioner Shaw made a motion to approve the ordinance amendment.

Commissioner Moses 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

Absent: 1 - David Goodwin

Abstain: 0

8. SUMMARY OF CITY COUNCIL ACTIONS

Mr. Wheaton-Rodriguez summarized the actions made at the previous city council meeting.

9. COMMISSION ANNOUNCEMENTS

There were no commission announcements.

10. STAFF ANNOUNCEMENTS

Mr. Alexander and Mr. Wheaton-Rodriguez advised the Planning and Zoning Commission of the possible meeting schedule for 2024.

11. ADJOURNMENT OF MEETING

With no further business, Chair Mainer adjourned the meeting at 9:44 p.m.

Michael Mainer, Chair

Clarissa Carrasco, Administrative Assistant II