



CITY OF MANSFIELD

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

Meeting Minutes - Final

Planning and Zoning Commission

Wednesday, July 12, 2023

6:00 PM

City Hall Council Chambers

1. CALL TO ORDER

Chair Axen 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

Planner Shirley Emerson

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

Vice Chair Mainer gave the Invocation.

3. PLEDGE OF ALLEGIANCE

4. TEXAS PLEDGE

5. RECESS INTO EXECUTIVE SESSION

The Commission did not recess into executive session.

6. APPROVAL OF MINUTES

[23-5426](#)

Minutes - Approval of the June 13, 2023, Planning and Zoning Commission Meeting Minutes

Vice Chair Mainer made a motion to approve the minutes of the June 13th, 2023, Planning and Zoning Commission meeting as presented. 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

[23-5438](#)

Minutes - Approval of the June 29, 2023, Planning and Zoning Commission Meeting Minutes

Commissioner Shaw made a motion to approve the minutes of the June 29th, 2023, Planning and Zoning Commission meeting as presented. Commissioner Bennett 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

7. CITIZENS COMMENTS

There were no citizen comments.

8. PUBLIC HEARINGS

[23-5434](#)

Public Hearing on a Replat to Create Lots 1-22 and 23X-28X, Block 1, Sayers Landing on 2.997 Acres Located at 301 Sayers Street; Herbert S. Beasley Land Surveyors, L.P., surveyor; Trinity Habitat for Humanity, owner (SD#23-009)

Mr. Wheaton-Rodriguez gave a brief presentation and was available for questions.

Chair Axen opened the public hearing at 6:11 p.m. and called for anyone to speak to come forward.

Seeing no one come forward to speak, Chair Axen closed the public hearing at 6:11 p.m.

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

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

[23-5436](#)

Public Hearing to Consider Proposed Amendments of Chapter 155 of

the Mansfield Code of Ordinances to Add a New Definition for Consumer Electronics, Radio, and Television Repair and to Amend the Permitted Use Table in Subsection 155.054(B) to Permit Consumer Electronics, Radio, and Television Repair Uses in the C-2, C-3, I-1, I-2, and PD Districts (OA#23-005)

Mr. Alexander gave a brief presentation of the amendments and was available for questions.

Chair Axen opened the public hearing at 6:16 p.m. and called for anyone to speak to come forward.

Seeing no one come forward to speak, Chair Axen closed the public hearing at 6:16 p.m.

Chair Axen made a motion to approve the proposed amendments as presented. 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

[23-5419](#)

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 T, Toll Road 360 Form-based Development District and was available for questions.

Chair Axen opened the public hearing at 6:44 p.m. and called for anyone to speak to come forward.

Seeing no one come forward to speak, Chair Axen closed the public hearing at 6:45 p.m.

Chair Axen made a motion to table the proposed amendments to the July 25, 2023 meeting. Commissioner Bennett 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

[23-5443](#)

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 tracts situated in the M. Gregg Survey, Abstract No. 358, H. Henderson Survey, Abstract No. 432, and the J. Lawrence Survey, Abstract No. 616; City of Mansfield, Ellis County, Texas, located east of State Highway 360, south of Lone Star Road, and south of Britton Road, excluding all of Lot 1-R, Block 1, Maranatha Ranch Addition, according to the plan filed in Document# 0903697, Cabinet H, Slide 640, Ellis County, Texas, Plat Records, and a 5.068 acre tract of land situated in the J. Lawrence Survey, Abstract No. 616, belonging to the Tarrant County Water Control and Improvement District #1. Located along the 3500 and 3600 blocks of Lone Star and 3800 block of Britton Roads; Arcadia, Developer (ZC#23-005)

Mr. Alexander recommended that this case be tabled.

Chair Axen opened the public hearing at 7:17 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 7:17 p.m.

Vice Chair Mainer made a motion to table the case until the July 25, 2023, meeting. 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

9. SUMMARY OF CITY COUNCIL ACTIONS

Mr. Alexander advised the Commission of City Council actions from the July 10, 2023 meeting.

10. COMMISSION ANNOUNCEMENTS

None.

11. STAFF ANNOUNCEMENTS

Mr. Wheaton-Rodriguez mentioned the updated July 25, 2023, meeting date and thanked the Commission for remaining flexible with scheduling upcoming Planning and Zoning Commission meetings.

12. ADJOURNMENT OF MEETING

Commissioner Shaw made a motion to adjourn the meeting. 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

With no further business, Chair Axen adjourned the meeting at 7:26 p.m.

Blake Axen, Chair

Clarissa Carrasco, Administrative Assistant II