



CITY OF MANSFIELD

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

Meeting Minutes - Draft

Planning and Zoning Commission

Tuesday, January 3, 2023

6:00 PM

City Hall Council Chambers

1. CALL TO ORDER

Chairman Axen 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:

Jason Alexander, Planning Director

Arty Wheaton-Rodriguez, Assistant Planning Director

Art Wright, Senior Planner

Shirley Emerson, Planner

Jennifer Johnston, Development Coordinator

Commissioners:

Absent 3 - Stephen Groll; Justin Gilmore and David Goodwin

Present 4 - Blake Axen; Jennifer Thompson; Brandon Shaw and Michael Mainer

2. INVOCATION

Vice Chairman Mainer provided the invocation.

3. PLEDGE OF ALLEGIANCE

4. TEXAS PLEDGE

5. APPROVAL OF MINUTES

[22-5111](#)

Minutes - Approval of the December 5, 2022 Planning and Zoning Commission Meeting Minutes

Vice Chairman Mainer made a motion to approve the December 5, 2022 minutes as presented. Commissioner Shaw seconded the motion which carried by the following vote:

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

Nay: 0

Absent: 3 - Stephen Groll; Justin Gilmore and David Goodwin

Abstain: 0

6. **CITIZENS COMMENTS**

None

7. **CONSENT AGENDA**

[22-5112](#)

SD#22-008: Final Plat of M3 Ranch, Phase 2A and 2B, on approximately 183.409 acres generally located south of M3 Ranch Road and approximately 970 feet east of FM 917; Set Back Partners LTD, owner, M3 Ranch Investment, LTD, owner, Hanover Property Company, developer, and LJA Engineering, Inc., engineer

Vice Chairman Mainer made a motion to approve the final plat as presented. Commissioner Shaw seconded the motion which carried by the following vote:

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

Nay: 0

Absent: 3 - Stephen Groll; Justin Gilmore and David Goodwin

Abstain: 0

8. **PUBLIC HEARINGS**

[22-5109](#)

OA# 23-001 - Public hearing to consider proposed revisions to the Permitted Use Table in Section 155.054(B) and to the Special Conditions in Section 155.099(B)(40) related to Donation Boxes.

Mr. Alexander gave a presentation and was available for questions.

Chairman Axen opened the public hearing at 6:10 p.m. and called for anyone wishing to speak to come forward.

Seeing no one come forward to speak, Chairman Axen closed the public hearing at 6:10 p.m.

After a brief discussion, Vice Chairman Mainer made a motion to approve the proposed revisions to the Permitted Use Table as presented. Commissioner Thompson seconded the motion which carried by the following vote:

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

Nay: 0

Absent: 3 - Stephen Groll; Justin Gilmore and David Goodwin

Abstain: 0

[22-5113](#)

ZC#22-019: Public hearing on a change of zoning from PR, Pre-Development District, SF-12/22, Single-Family Residential District and PD, Planned Development District to PD, Planned Development District for single-family residential, single-family attached (brownstones) and multi-family residential uses on approximately 16.42 acres out of the Henry Odell Survey, Abstract No. 1196, Tarrant County, Texas, on property located at 1725 E. Broad Street, and 257 and 261 Carlin Road; Bridgeview Real Estate, owner/developer and Matlock East, LLC, owner

Mr. Alexander requested the Commission table the case indefinitely and was available for questions.

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

Steve Nelson, 257 Carlin Rd., spoke in support on the matter.

Greg Kunasek, 405 Carlin Rd., spoke on the matter.

Amanda Stuke, 333 Carlin Rd., spoke on the matter.

Brad Lipscomb, 319 Carlin Rd., spoke on the matter.

Nicole Zaitocn, 321 Carlin Rd., spoke on the matter.

Justin Minor, 1870 Paul Rd., spoke on the matter.

Aaron Swapp, applicant, spoke on the matter,

Sandi Kunasek, 405 Carin Rd., spoke on the matter.

Geno Fenoglio, 316 Carlin Rd., spoke in opposition on this matter.

Seeing no one else come forward to speak, Chairman Axen closed the public hearing at 6:41 p.m.

After a discussion, Vice Chairman Mainer made a motion to table the case indefinitely. Commissioner Shaw seconded the motion which carried by the following vote:

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

Nay: 0

Absent: 3 - Stephen Groll; Justin Gilmore and David Goodwin

Abstain: 0

[22-5114](#)

HLC#21-013: Public hearing on an amendment to Section 155.054(K)(1) (b) of the Mansfield Code of Ordinances to adopt new Design Guidelines for commercial and non-residential historic landmarks and to make the guidelines applicable to all areas of the City.

Mr. Wright gave a presentation and was available for questions.

Chairman Axen opened the public hearing at 6:48 p.m. and called for anyone wishing to speak to come forward.

Seeing no one come forward to speak, Chairman Axen closed the public hearing at 6:48 p.m.

Commissioner Shaw made a motion to approve to amend Section 155.054(K) (1) (b) of the Mansfield Code of Ordinances. Vice Chairman Mainer seconded the motion which carried by the following vote:

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

Nay: 0

Absent: 3 - Stephen Groll; Justin Gilmore and David Goodwin

Abstain: 0

9. SUMMARY OF CITY COUNCIL ACTIONS

Mr. Alexander advised the Commission of City Council actions from their December 12, 2022 meeting.

10. COMMISSION ANNOUNCEMENTS

None

11. STAFF ANNOUNCEMENTS

Mr. Alexander advised the next scheduled P&Z meeting would be Tuesday, January 17th.

Mr. Alexander also advised of a possible joint session with City Council in April 2023.

12. ADJOURNMENT OF MEETING

Vice Chairman Mainer made a motion to adjourn the meeting. Commissioner Thompson seconded the motion which carried by the following vote:

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

Nay: 0

Absent: 3 - Stephen Groll; Justin Gilmore and David Goodwin

Abstain: 0

With no further business, Chairman Axen adjourned the meeting at 6:55 p.m.

Blake Axen, Chairman

Jennifer Johnston, Development Coordinator