



# CITY OF MANSFIELD

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

## Meeting Minutes - Draft

### Planning and Zoning Commission

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Tuesday, January 17, 2023

6:00 PM

City Hall Council Chambers

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#### 1. CALL TO ORDER

*Chairman Axen called the meeting to order at 6:01 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*

*Shirley Emerson, Planner*

*Helina Sarkodie-Minkah, Planner*

*Jennifer Johnston, Development Coordinator*

*Commissioners:*

**Absent** 3 - Stephen Groll; Brandon Shaw and David Goodwin

**Present** 4 - Blake Axen; Justin Gilmore; Jennifer Thompson and Michael Mainer

#### 2. INVOCATION

*Commissioner Gilmore provided the invocation.*

#### 3. PLEDGE OF ALLEGIANCE

#### 4. TEXAS PLEDGE

#### 5. RECESS INTO EXECUTIVE SESSION

*No items*

#### 6. APPROVAL OF MINUTES

[22-5128](#)

Minutes - Approval of the January 3, 2023 Planning and Zoning Commission Meeting Minutes

**Vice Chairman Mainer made a motion to approve the January 3, 2023 minutes as presented. Commissioner Thompson seconded the motion which carried by the following vote:**

**Aye:** 4 - Blake Axen; Justin Gilmore; Jennifer Thompson and Michael Mainer

**Nay:** 0

**Absent:** 3 - Stephen Groll; Brandon Shaw and David Goodwin

**Abstain:** 0

**7. CITIZENS COMMENTS**

*None*

**8. CONSENT AGENDA**

[23-5141](#)

SD#22-063: Final Plat of Parkside Estates on approximately 12.125 acres generally located on the southeast corner of N. Walnut Creek Drive and E. Debbie Lane; Bannister Engineering, LLC., engineer/surveyor; Parkside Villas Lot Venture, LTD, developer/owner

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

**Aye:** 4 - Blake Axen; Justin Gilmore; Jennifer Thompson and Michael Mainer

**Nay:** 0

**Absent:** 3 - Stephen Groll; Brandon Shaw and David Goodwin

**Abstain:** 0

**9. PUBLIC HEARINGS**

[22-5131](#)

SD#22-067: Public hearing on a replat to create Lots 1R3, Block A, Bethlehem Baptist Church Addition on 19.298 acres generally located at 1880 W Broad Street (see attached location map); DI Sciullo-Terry, Stanton & Associates, Inc., engineer/surveyor; Bethlehem Baptist Church of Mansfield, Inc., owners.

*Mr. Wheaton- Rodriguez was available for questions.*

*Chairman Axen opened the public hearing at 6:07 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 6:07 p.m.*

**A motion was made by Gilmore, seconded by Thompson, that this matter be Approved . The motion CARRIED by the following vote:**

**Aye:** 3 - Blake Axen; Justin Gilmore and Jennifer Thompson

**Nay:** 0

**Absent:** 3 - Stephen Groll; Brandon Shaw and David Goodwin

**Abstain:** 1 - Michael Mainer

[22-5129](#)

ZC#22-020: Public hearing for a zoning change from SF-7.5/12, Single-Family Residential District and PD, Planned Development District to D, Downtown District, D-1-, (Sub-Urban Zone) on approximately 1.460 acres located at 505 W. Kimball St., 506 W. Kimball St., and 509 Alvarado St.; Benjamin Hartman, owner.

*Mrs. Sarkodie-Minkah gave a presentation and was available for questions.*

*Benjamin Hartman, applicant, spoke and was available for questions.*

*Chairman Axen opened the public hearing at 6:14 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 6:15p.m.*

**After a discussion, Vice Chairman Mainer made a motion to approve the zoning change as presented. Commissioner Gilmore seconded the motion which carried by the following vote:**

**Aye:** 4 - Blake Axen; Justin Gilmore; Jennifer Thompson and Michael Mainer

**Nay:** 0

**Absent:** 3 - Stephen Groll; Brandon Shaw and David Goodwin

**Abstain:** 0

[22-5130](#)

ZC#23-001: Public hearing on a change of zoning from C-2, Community Business District to PD, Planned Development District with limited I-1, Light Industrial and Mini-Warehouse uses on approximately 9.94 acres out of the William Lynn Survey, Abstract Number 984, Tarrant County, TX, located at 2351, 2361, 2371, 2381 and 2391 N. Highway U.S. 287; Industrial Reserve, LLC, owner

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

*Mr. Alexander was available for questions.*

*Justin Toon, applicant, spoke and was available for questions.*

*John Lam, applicant, spoke and was available for questions.*

*Joseph Cooper, applicant, spoke 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.*

**After a discussion, Commissioner Gilmore made a motion to table the item to the next scheduled Planning and Zoning meeting of Monday, February 6, 2023. Vice Chairman Mainer seconded the motion which carried by the following vote:**

**Aye:** 4 - Blake Axen; Justin Gilmore; Jennifer Thompson and Michael Mainer

**Nay:** 0

**Absent:** 3 - Stephen Groll; Brandon Shaw and David Goodwin

**Abstain:** 0

## **10. SUMMARY OF CITY COUNCIL ACTIONS**

*Mr. Alexander advised the Commission of City Council actions from their January 9, 2023 meeting.*

## **11. COMMISSION ANNOUNCEMENTS**

*None*

**12. STAFF ANNOUNCEMENTS**

*Mr. Alexander advised work on the Future Land Use Plan has begun; there is a workshop scheduled for the night of February 20, 2023.*

*Mr. Alexander also advised of a possible joint session with City Council in April 10, 2023.*

*The Planning and Zoning meeting scheduled for Monday, March 13, 2023 will be canceled as a quorum cannot be reached.*

**13. ADJOURNMENT OF MEETING**

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

**Aye:** 4 - Blake Axen; Justin Gilmore; Jennifer Thompson and Michael Mainer

**Nay:** 0

**Absent:** 3 - Stephen Groll; Brandon Shaw and David Goodwin

**Abstain:** 0

With no further business, Chairman Axen adjourned the meeting at 7:31 p.m.

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Blake Axen, Chairman

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Jennifer Johnston, Development Coordinator