



# CITY OF MANSFIELD

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

## Meeting Minutes - Draft

### Planning and Zoning Commission

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Monday, May 1, 2023

6:00 PM

City Hall Council Chambers

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#### 1. CALL TO ORDER

*Chair Axen called the meeting to order at 6:01 p.m.*

**Present** 7 - Blake Axen; Jennifer Thompson; Brandon Shaw; David Goodwin; 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

[23-5317](#)

Minutes - Approval of the April 17, 2023 Planning and Zoning Commission Meeting Minutes

**A motion was made by Commissioner Goodwin to approve the minutes of the April 17, 2023 Planning and Zoning Commission Meeting as presented. Seconded by Commissioner Thompson. The motion CARRIED by the following vote:**

**Aye:** 6 - Blake Axen; Jennifer Thompson; Brandon Shaw; David Goodwin; Michael Mainer and Michael Bennett

**Nay:** 0

**Abstain:** 1 - Patrick Moses

#### 7. CITIZENS COMMENTS

*There were no citizen comments.*

**8. PUBLIC HEARINGS****23-5318**

Public Hearing on a Replat to Create Lots 2R1A1 and 2R1B1, Block 1, THR RTC on 8.764 Acres Located at 265 and 267 N SH 360; Wier & Associates, Inc., Engineer/Surveyor; MCP 360 Land, LLC and Mansfield IRF, LLC, Owners (SD#23-010)

*Assistant Director of Planning Arty Wheaton-Rodriguez presented the item.*

*Chair Axen opened the public hearing at 6:05 p.m. With no one wishing to speak, Chair Axen closed the public hearing at 6:06 p.m.*

**A motion was made by Vice Chair Mainer to approve the replat as presented. Seconded by Commissioner Shaw. The motion 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

**23-5320**

SD#23-001: Public hearing on a replat to create Lots 2R and 3, Block 2, Mansfield Industrial Park East on approximately 19.752 acres located at 221 Airport Dr.; Brittain & Crawford Land Surveying & Topographic Mapping., engineer/surveyor; BCB Transport Holdings Company, LLC., owner.

*Arty Wheaton-Rodriguez presented the item.*

*Chair Axen opened the public hearing at 6:08 p.m. With no one wishing to speak, Chair Axen closed the public hearing at 6:08 p.m.*

**A motion was made by Commissioner Shaw to approve the replat as presented. Seconded by Commissioner Moses. The motion 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

**23-5331**

Public Hearing on a Change of Zoning from PD, Planned Development District to S, South Mansfield Form-Based Development District on Approximately 18.59 Acres in the Milton Gregg Survey, Abstract No. 555, City of Mansfield, Tarrant County, Texas Located at 2441 Heritage Parkway; City of Mansfield, Applicant (ZC#23-011)

*Director of Planning and Development Services Jason Alexander presented the item and answered questions of the Commission regarding the concept plan and how the development aligns with The Reserve.*

*Chair Axen opened the public hearing at 6:17 p.m. With no one wishing to speak, Chair Axen closed the public hearing at 6:17 p.m.*

**A motion was made by Vice Chair Mainer to approve the change of zoning as presented. Seconded by Commissioner Goodwin. The motion 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

[23-5291](#)

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)

*Staff requested this item be tabled indefinitely.*

*Chair Axen opened the public hearing at 6:26 p.m. With no one wishing to speak, Chair Axen closed the public hearing at 6:26 p.m.*

**A motion was made by Commissioner Shaw to table the item indefinitely. Seconded by Vice Chair Mainer. The motion 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

[23-5333](#)

Public Hearing on a Change of Zoning from PR, Pre-Development District to the T, Toll Road 360 Form-based Development District on approx. 216 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)

*Staff requested this item be tabled indefinitely.*

*Chair Axen opened the public hearing at 6:29 p.m. With no one wishing to speak, Chair Axen closed the public hearing at 6:29 p.m.*

**A motion was made by Vice Chair Mainer to table the item indefinitely. Seconded by Commissioner Shaw. The motion 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**

*Jason Alexander advised the Commission of City Council actions from the April 24, 2023 City Council meeting.*

**10. COMMISSION ANNOUNCEMENTS**

*Commissioner Thompson encouraged everyone to vote in the May 6, 2023 election.*

*Commissioner Goodwin stated he has stepped down as President of Downtown Mansfield, Inc., but he remains a member of the Board.*

*Vice Chair Mainer welcomed Commissioner Moses and thanked the City for the opportunity to go on an educational tour of the Norton Commons development.*

*Commissioner Shaw welcomed Commissioner Moses and also encouraged the public to vote.*

*Commissioner Moses stated he was excited to join the Planning and Zoning Commission.*

*Chair Axen welcomed Commissioner Moses and thanked Stephen Groll for his service to the Planning and Zoning Commission.*

**11. STAFF ANNOUNCEMENTS**

*Staff announced that May 15, 2023 would be the date of the next Planning and Zoning Commission meeting.*

**12. ADJOURNMENT OF MEETING**

**A motion was made by Vice Chair Mainer to adjourn the meeting at 6:37 p.m. Seconded by Commissioner Goodwin. The motion 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

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Blake Axen, Chair

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Keera Seiger, Assistant City Secretary