



# 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 15, 2023

6:00 PM

City Hall Council Chambers

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#### CALL TO ORDER

*Chair Axen called the meeting to order at 6:03 p.m.*

*Staff present: Executive Director of Planning and Development Services Jason Alexander, Assistant Director of Planning Arty Wheaton-Rodriguez, City Attorney Bradley Anderle, Assistant City Secretary Keera Seiger*

**Absent** 2 - Brandon Shaw and David Goodwin

**Present** 5 - Blake Axen; Jennifer Thompson; Michael Mainer; Michael Bennett and Patrick Moses

#### INVOCATION

#### PLEDGE OF ALLEGIANCE

#### TEXAS PLEDGE

#### APPROVAL OF MINUTES

[23-5353](#)

Minutes - Approval of the May 1, 2023 Planning and Zoning Commission Meeting Minutes

**A motion was made by Vice Chair Mainer to approve the minutes of the May 1, 2023 Planning and Zoning Commission Meeting. Seconded by Commissioner Moses. The motion CARRIED by the following vote:**

**Aye:** 5 - Blake Axen; Jennifer Thompson; Michael Mainer; Michael Bennett and Patrick Moses

**Nay:** 0

**Absent:** 2 - Brandon Shaw and David Goodwin

**Abstain:** 0

#### CITIZENS COMMENTS

*There were no citizen comments.*

**CONSENT AGENDA**[23-5352](#)

Final Plat of Lot 1, Block 1 Mansfield Urban Living Phase 2; BGE, Inc., Engineer/Surveyor; Stillwater Capital, Developer (SD#23-007)

**A motion was made by Vice Chair Mainer to approve the final plat as presented. Seconded by Commissioner Thompson. The motion CARRIED by the following vote:**

**Aye:** 5 - Blake Axen; Jennifer Thompson; Michael Mainer; Michael Bennett and Patrick Moses

**Nay:** 0

**Absent:** 2 - Brandon Shaw and David Goodwin

**Abstain:** 0

**PUBLIC HEARINGS**[23-5351](#)

Public Hearing on a Change of Zoning from A, Agricultural District to PD, Planned Development District for Single-Family Residential Uses on Approximately 3.13 acres out of the William Warnell Survey, Abstract Number 1612, City of Mansfield, Tarrant County, Texas, located at 880 Turner Way; SPAPS, LLC, Owner, and HCE, Inc., Engineer (ZC#23-007)

*Assistant Director of Planning Arty Wheaton-Rodriguez presented the item and stated the applicant requested the item be tabled.*

*Chair Axen opened the public hearing at 6:09 p.m.*

*Mark Novell, 3409 W Hunter Bend Court - Mr. Novell spoke in opposition to the item.*

*Zeno Peau, 3415 W Hunter Bend Court - Mr. Peau spoke in opposition to the item.*

*Bari Hennigan, 3411 W Hunter Bend Court - Ms. Hennigan spoke in opposition to the item.*

*Chair Axen noted Dennis Jordana, 3405 W Hunter Bend Court, submitted a non-speaker card in opposition to the item.*

*Chair Axen closed the public hearing at 6:18 p.m.*

*Staff answered Commission questions.*

**A motion was made by Vice Chair Mainer to table the item to the June 13, 2023 Planning and Zoning Commission Meeting. Seconded by Commissioner Moses. The motion CARRIED by the following vote:**

**Aye:** 5 - Blake Axen; Jennifer Thompson; Michael Mainer; Michael Bennett and Patrick Moses

**Nay:** 0

**Absent:** 2 - Brandon Shaw and David Goodwin

**Abstain:** 0

### **SUMMARY OF CITY COUNCIL ACTIONS**

*Executive Director of Planning and Development Services Jason Alexander provided an update on agenda items regarding accessory dwelling units, the Trike development, and recreational vehicle storage. Mr. Wheaton-Rodriguez spoke on the accessory dwelling unit agenda item.*

### **COMMISSION ANNOUNCEMENTS**

*Commissioner Thompson spoke on the 2023 Parks and Recreation Magazine which outlines summer events and commented on the ending of the school year.*

*There were no other Commissioner announcements.*

### **STAFF ANNOUNCEMENTS**

*Mr. Wheaton-Rodriguez announced that June 13, 2023 would be the date of the next Planning and Zoning Commission meeting.*

### **WORK SESSION**

Discussion Regarding Potential New Special Purpose District: The T, Toll Road 360  
Form-based Development District

*Mr. Wheaton-Rodriguez presented a high level overview of the proposed new special T, Toll Road 360 Form-based Development District and spoke on the general purpose and intent of the district, the development vision, thoroughfare standards, the development process, frontage types, land uses, building typologies, signage, and aesthetics.*

### **RECESS INTO EXECUTIVE SESSION**

*In accordance with Texas Government Code, Chapter 551, Chair Axen recessed the meeting into executive session at 6:43 p.m. Chair Axen called the executive session to order in the Council Conference Room at 6:58 p.m. Chair Axen recessed executive session at 8:34 p.m. and reconvened into regular business session at 8:37 p.m.*

Seek Advice from City Attorney Regarding Potential Revisions to Chapter 155, Zoning, of the Mansfield Code of Ordinances

### **WORK SESSION**

Discussion Regarding Potential New Special Purpose District: The T, Toll Road 360  
Form-based Development District

*Developer William Gietema with Arcadia Realty spoke regarding the proposed development district and answered questions of the Commission.*

**ADJOURNMENT OF MEETING**

A motion was made by Commissioner Moses to adjourn the meeting at 9:10 p.m. Seconded by Vice Chair Mainer. The motion CARRIED by the following vote:

**Aye:** 5 - Blake Axen; Jennifer Thompson; Michael Mainer; Michael Bennett and Patrick Moses

**Nay:** 0

**Absent:** 2 - Brandon Shaw and David Goodwin

**Abstain:** 0

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Blake Axen, Chair

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Keera Seiger, Assistant City Secretary