



# CITY OF MANSFIELD

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

## Meeting Minutes - Final

### Planning and Zoning Commission

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Monday, February 6, 2023

6:00 PM

City Hall Council Chambers

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#### IMMEDIATELY FOLLOWING THE CAPITAL IMPROVEMENTS ADVISORY COMMITTEE MEETING

##### 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*

*Art Wright, Senior Planner*

*Jennifer Johnston, Development Coordinator*

*Commissioner:*

**Present** 7 - Blake Axen; Stephen Groll; Justin Gilmore; Jennifer Thompson; Brandon Shaw; David Goodwin and Michael Mainer

##### 2. INVOCATION

*Chairman Axen provided the invocation.*

##### 3. PLEDGE OF ALLEGIANCE

##### 4. TEXAS PLEDGE

##### 5. RECESS INTO EXECUTIVE SESSION

*No items.*

##### 6. APPROVAL OF MINUTES

[23-5173](#)

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

Vice Chairman Mainer made a motion to approve the February 6, 2023 minutes as presented. Commissioner Gilmore seconded the motion which carried by the following vote:

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

**Nay:** 0

**Abstain:** 1 - Stephen Groll

**7. CITIZENS COMMENTS**

*None*

**8. CONSENT AGENDA**

[23-5164](#)

SD#22-066: Preliminary Plat of Lot 1, Block 1, Lots 1 - 3 Block 2, Lot 1 Block 3, Lots 1 and 2, Block 4, Lots 1 and 2 Block 5, Lots 1 - 3, Block 6, and Lots 1 and 2, Block 7, Village at South Pointe on approximately 54.39 acres located at 1415 S. US Highway 287 by Chisholm Flats, LLC, owner/developer and Huitt/Zollars, Inc. surveyor/engineer

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

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

**Nay:** 1 - Stephen Groll

**Abstain:** 0

**9. PUBLIC HEARINGS**

[22-5130](#)

ZC#23-001: Public hearing continuation 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 advised the commission the applicant wished to withdrawal.*

*Chairman Axen opened the public hearing at 6:11 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 6:12 p.m.*

**Commissioner Gilmore made a motion to approve the applicants request to withdraw. Commissioner Groll seconded the motion which carried by the following vote:**

**Aye:** 7 - Blake Axen; Stephen Groll; Justin Gilmore; Jennifer Thompson; Brandon Shaw; David Goodwin and Michael Mainer

Nay: 0

Abstain: 0

[22-5113](#)

ZC#22-019: Public hearing continuation on a change of zoning from SF-12/22, Single-Family Residential District and PD, Planned Development District to PD, Planned Development District for single-family attached (brownstones) and multi-family residential uses on approximately 9.77 acres out of the Henry Odell Survey, Abstract No. 1196, Tarrant County, Texas, on property located at 1725 E. Broad Street and 257 Carlin Road; Bridgeview Real Estate, owner/developer and Nelson Family Revocable Trust, owner

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

*Mr. Wright was available for questions.*

*Dru Guillot, applicant, gave a presentation and was available for questions.*

*Chairman Axen opened the public hearing at 6:41p.m. and called for anyone wishing to speak to come forward.*

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

*Dustin Harp, 322 Carlin Rd., spoke on the matter.*

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

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

*Aaron Swapp, applicant, spoke on the matter.*

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

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

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

*Steve Mui, applicant team, spoke on the matter.*

*Michael Westfall, applicant team, spoke on the matter.*

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

*Seeing no one else come forward to speak, Chairman Axen closed the public hearing at 6:23 p.m.*

**After a discussion, Commissioner Goodwin made a motion to approve the zoning change as presented with staff recommendations. Commissioner Groll requested to amend the motion to recommend approval with the following conditions:**

- 1) That retaining walls be limited to a maximum height of four (4) feet; and retaining walls shall be made of brick or brick veneer or local stone or local stone veneer and are capped;**
- 2) That no more than 191 of the 388 total multi-family dwelling units to be constructed on Tract 2 shall be leased or occupied prior to the construction and final inspection of all the brownstones to be constructed on Tract 1 in accordance with the site plan subject to review and approval by the Director of**

**Planning;**

- 3) That a traffic study be conducted to evaluate the impact of the project;
- 4) That a drainage study be conducted by a third-party engineer;
- 5) That a buffer be provided at the City tract and the Nelson property to mitigate the view from the Carlin Road neighborhood; and
- 6) That the residents of the brownstones be given a membership to use the amenities in the apartment buildings.

Commissioner Goodwin agreed to the amendment. Vice Chairman Mainer seconded the motion which carried by the following vote:

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

**Nay:** 1 - Justin Gilmore

**Abstain:** 0

[23-5163](#)

SUP#22-007: Public Hearing on a Request for a Specific Use Permit for Row Houses, in the D, Downtown District, D-2, Urban Transition Zone on approximately 0.638 acres being a portion of Block 27, Original Town of Mansfield, according to the plat recorded in Volume 63, Page 53, City of Mansfield in Tarrant County Texas, located at 204 S 1st Avenue

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

*Felix Wong, applicant team, spoke and was available for questions.*

*Chairman Axen opened the public hearing at 8:30 p.m. and called for anyone wishing to speak to come forward.*

*Mary Elizabeth Phillips, 200 W Kimball, spoke on the matter.*

*Seeing no one come forward to speak, Chairman Axen closed the public hearing at 8:40 p.m.*

**After a discussion, Commissioner Groll made a motion to approve the Specific Use Permit as presented. Commissioner Thompson seconded the motion which carried by the following vote:**

**Aye:** 7 - Blake Axen; Stephen Groll; Justin Gilmore; Jennifer Thompson; Brandon Shaw; David Goodwin and Michael Mainer

**Nay:** 0

**Abstain:** 0

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

*Mr. Alexander advised the Commission of City Council actions from their January 23, 2023 meeting.*

**11. COMMISSION ANNOUNCEMENTS**

*None*

**12. STAFF ANNOUNCEMENTS**

*Mr. Alexander there is a joint work session 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 Shaw made a motion to adjourn the meeting. Commissioner Goodwin seconded the motion which carried by the following vote:**

**Aye:** 7 - Blake Axen; Stephen Groll; Justin Gilmore; Jennifer Thompson; Brandon Shaw; David Goodwin and Michael Mainer

**Nay:** 0

**Abstain:** 0

With no further business, Chairman Axen adjourned the meeting at 9:00 p.m.

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Blake Axen, Chairman

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Jennifer Johnston, Development Coordinator