



CITY OF MANSFIELD

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

Meeting Minutes - Final

Planning and Zoning Commission

Tuesday, June 13, 2023

6:00 PM

City Hall Council Chambers

1. CALL TO ORDER

Chair Axen called the meeting to order at 6:04 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 present: Executive Director of Planning and Development Services Jason Alexander, Assistant Director of Planning Arty Wheaton-Rodriguez, Planner Shirley Emerson, Planner Helina Sarkodie-Minkah, Assistant City Secretary Keera Seiger, Administrative Assistant II Clarissa Carrasco

Commissioners:

Absent 2 - Jennifer Thompson and Brandon Shaw

Present 5 - Blake Axen; 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

No items.

6. APPROVAL OF MINUTES

[23-5407](#)

Minutes - Approval of the May 15, 2023, Planning and Zoning Commission Meeting Minutes

Commissioner Goodwin made a motion to approve the minutes of the May 15th, 2023, Planning and Zoning Commission meeting as presented. Vice Chair Mainer seconded the motion which carried by the following vote:

Aye: 5 - Blake Axen; David Goodwin; Michael Mainer; Michael Bennett and Patrick Moses

Nay: 0

Absent: 2 - Jennifer Thompson and Brandon Shaw

Abstain: 0

7. CITIZENS COMMENTS

There were no citizen comments.

8. CONSENT AGENDA

[23-5423](#)

Final Plat of Lot 1, Block 1, The Reserve Addition on Approximately 9.938 Acres Located at 151 N. Miller Road by LG Mansfield Heritage Parkway, LLC, Owner, and Graham Associates, Inc., Engineer/surveyor (SD#23-011)

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

Aye: 5 - Blake Axen; David Goodwin; Michael Mainer; Michael Bennett and Patrick Moses

Nay: 0

Absent: 2 - Jennifer Thompson and Brandon Shaw

Abstain: 0

[23-5424](#)

Preliminary Plat of Southpointe Phase 7A & 7B on Approximately 58.801 Acres Generally Located on the East Side of South U.S. 287, Approximately 1,800 Feet South of Lone Star Road and West of Julian Feild Street by DFWTX Development, Inc., Owner/Developer, and Graham Associates, Inc., Surveyor/Engineer (SD#23-013)

Vice Chair Mainer made a motion to approve the preliminary plat as presented. Commissioner Moses seconded the motion which carried by the following vote:

Aye: 5 - Blake Axen; David Goodwin; Michael Mainer; Michael Bennett and Patrick Moses

Nay: 0

Absent: 2 - Jennifer Thompson and Brandon Shaw

Abstain: 0

[23-5425](#)

Final Plat of Southpointe Phase 7A on 29.05 Acres Generally Located on the East Side of South U.S. 287, Approximately 1,800 Feet South of

Lone Star Road and Approximately 1,050 Feet West of Julian Feild Street by DFWTX Development, Inc., Owner/Developer, and Graham Associates, Inc., Surveyor/Engineer (SD#23-014)

Vice Chair Mainer made a motion to approve the final plat as presented.

Commissioner Moses seconded the motion which carried by the following vote:

Aye: 5 - Blake Axen; David Goodwin; Michael Mainer; Michael Bennett and Patrick Moses

Nay: 0

Absent: 2 - Jennifer Thompson and Brandon Shaw

Abstain: 0

9. **PUBLIC HEARINGS**

[23-5405](#)

Public Hearing on a Replat to Create Lots 1R and 2R, Block 1, Mansfield Police Station on 26.512 Acres Located at 1601 Heritage Parkway, 1701 Commerce Drive, and 651 Justice Lane; Brittain and Crawford, LLC, Surveyor; City of Mansfield, Owner (SD#22-046)

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

Chair Axen opened the public hearing at 6:11 p.m. and called for anyone to speak to come forward.

Seeing no one come forward to speak, Chair Axen closed the public hearing at 6:11 p.m.

Vice Chair Mainer made a motion to approve the replat as presented.

Commissioner Moses seconded the motion which carried by the following vote:

Aye: 5 - Blake Axen; David Goodwin; Michael Mainer; Michael Bennett and Patrick Moses

Nay: 0

Absent: 2 - Jennifer Thompson and Brandon Shaw

Abstain: 0

[23-5404](#)

Public hearing on a Change of Zoning from PD, Planned Development District to S, South Mansfield Form-Based Development District on Approximately 79.41 acres out of the S. M. Blair Survey, Abstract Number 72, Johnson County, TX, and the C. Vela Survey, Abstract Number 1102, S. M. Blair Survey, Abstract Number 135, Ellis County, TX, City of Mansfield, Johnson and Ellis Counties, Texas on property generally located north of the intersection of S US 287 and S SH 360 (see location map); IPRR South Pointe-9, LLC and Ruby 07 SPMTGE LLC, Owners; TBG Partners, Applicant (ZC#23-010)

Ms. Emerson gave a presentation and was available for questions.

Chair Axen opened the public hearing at 6:19 p.m.

Mark Meyer, TBG Partners, representing the developer, gave a presentation on the project and was available for questions.

Mr. Alexander answered questions from the Commission.

Seeing no one else come forward to speak, Chair Axen closed the public hearing at 6:32 p.m.

Vice Chair Mainer made a motion to recommend approval of the zoning change as presented. Commissioner Goodwin seconded the motion which carried by the following vote:

Aye: 5 - Blake Axen; David Goodwin; Michael Mainer; Michael Bennett and Patrick Moses

Nay: 0

Absent: 2 - Jennifer Thompson and Brandon Shaw

Abstain: 0

[23-5406](#)

Public Hearing on a Change of Zoning from C-2, Community Business District to PD, Planned Development District for certain C-2, Community Business District uses plus Flex Office-Storage (maximum 50 percent storage) on approx. 1.82 acres out of the Margaret Rockerfellow Survey, Abstract No. 1267, Tarrant Co., TX, generally located on the south side of F.M.1187 and east of North Hyview Drive on property addressed at 1863 F.M. 1187; Brian Cotter, Peyco Southwest, Applicant (ZC#23-003)

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

Chair Axen opened the public hearing at 7:03 p.m.

Brian Cotter, Peyco Southwest Realty, representative of the applicant, gave a presentation on the project and was available for questions.

Reginold Bidos, applicant, spoke in support of the project.

Jeff Linder, Bannister Engineering, representative of the applicant, spoke in support of the project.

Nancy Morris, 1342 North Hyview, expressed concerns about children walking to school near the proposed businesses and alcohol sales near the school.

Seeing no one else come forward, Chair Axen closed the Public Hearing at 7:14 p.m.

After discussion, Vice Chair Mainer made a motion to approve the zoning change with the following conditions:

(1) That the first note under the section entitled "Zoning Notes" be revised to explicitly state the list of allowable uses are expressly and solely restricted to only those that are included within the PD, Planned Development District and that no other uses will be permitted on the property.

(2) That where the provisions of this PD, Planned Development District are

silent, the applicable provisions of the C-2, Community Business District shall govern.

(3) That the building elevations draw design inspiration from historical or contemporary interpretations of Industrial Chic, Mercantile, or Warehouse Architectural Styles, subject to review and approval by the Director of Planning.

(4) That no roll-up doors shall be permitted on any building façade fronting Farm-to-Market (FM) Road 1187.

Commissioner Moses seconded the motion which carried by the following vote:

Aye: 5 - Blake Axen; David Goodwin; Michael Mainer; Michael Bennett and Patrick Moses

Nay: 0

Absent: 2 - Jennifer Thompson and Brandon Shaw

Abstain: 0

[23-5419](#)

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)

Mr. Wheaton-Rodriguez recommended that this case be tabled until the meeting on June 29, 2023.

Chair Axen opened the public hearing at 7:22 p.m. and called for anyone wishing to speak to come forward.

Seeing no one come forward to speak, Chair Axen closed the public hearing at 7:22 p.m.

Commissioner Goodwin made a motion to table the case until June 29, 2023.

Vice Chair Mainer seconded the motion which carried by the following vote:

Aye: 5 - Blake Axen; David Goodwin; Michael Mainer; Michael Bennett and Patrick Moses

Nay: 0

Absent: 2 - Jennifer Thompson and Brandon Shaw

Abstain: 0

[23-5420](#)

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)

Mr. Wheaton-Rodriguez recommended that this case be tabled indefinitely.

Chair Axen opened the public hearing at 7:26 p.m. and called for anyone wishing to speak to come forward.

Seeing no one come forward to speak, Chair Axen closed the public hearing at 7:26 p.m.

Commissioner Moses made a motion to table the case indefinitely. Commissioner Bennett seconded the motion which carried by the following vote:

Aye: 5 - Blake Axen; David Goodwin; Michael Mainer; Michael Bennett and Patrick Moses

Nay: 0

Absent: 2 - Jennifer Thompson and Brandon Shaw

Abstain: 0

10. SUMMARY OF CITY COUNCIL ACTIONS

Mr. Alexander advised the Commission of City Council actions from the June 12, 2023 meeting.

11. COMMISSION ANNOUNCEMENTS

None.

12. STAFF ANNOUNCEMENTS

Mr. Alexander introduced Clarissa Carrasco to the Commission as the new Administrative Assistant II in the Planning Department.

13. ADJOURNMENT OF MEETING

Vice Chair Mainer made a motion to adjourn the meeting. Commissioner Goodwin seconded the motion which carried the following vote:

Aye: 5 - Blake Axen; David Goodwin; Michael Mainer; Michael Bennett and Patrick Moses

Nay: 0

Absent: 2 - Jennifer Thompson and Brandon Shaw

Abstain: 0

With no further business, Chairman Axen adjourned the meeting at 7:34 p.m.

Blake Axen, Chairman

Clarissa Carrasco, Administrative Assistant II