



# CITY OF MANSFIELD

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

## Meeting Minutes - Final

### Planning and Zoning Commission

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Monday, March 18, 2024

6:00 PM

Multipurpose Room

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#### 1. CALL TO ORDER

*Chair Mainer called the meeting to order at 6:07 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:*

*Director of Planning and Development Services Jason Alexander  
Director of Engineering Services Raymond Coffman  
Assistant Director of Planning Arty Wheaton-Rodriguez  
Planning Manager, Long Range Planning Art Wright  
Administrative Assistant II Clarissa Carrasco*

*Commissioners:*

**Absent** 1 - Jennifer Thompson

**Present** 6 - Blake Axen; Brandon Shaw; David Goodwin; Michael Mainer; Michael Bennett and Patrick Moses

#### 2. INVOCATION

*Commissioner Goodwin gave the invocation.*

#### 3. PLEDGE OF ALLEGIANCE

#### 4. TEXAS PLEDGE

#### 5. APPROVAL OF MINUTES

[24-5926](#)

Minutes - Approval of the February 19, 2024, Planning and Zoning Commission Meeting Minutes

**Commissioner Bennett made a motion to approve the meeting minutes as presented. Commissioner Shaw seconded the motion which carried by the following vote:**

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

**Nay:** 0

**Absent:** 1 - Jennifer Thompson

**Abstain:** 0

**6. CITIZENS COMMENTS**

*There were no citizen comments.*

**7. PUBLIC HEARINGS**

[24-5910](#)

Public Hearing to Consider Proposed Amendments of Chapter 155 of the Mansfield Code of Ordinances to Amend Applicable Provisions in Section 155.073, S, South Mansfield Form-based Development District Relating to “Development Agreement” and Replacing it with the Term “Development Plan” and Clarifying other Provisions Related to the Same (OA#24-002)

*Mr. Wheaton-Rodriguez gave a presentation on the ordinance amendment and was available to answer any questions.*

*Chair Mainer opened the public hearing at 6:12 p.m. and called for anyone wishing to speak to come forward.*

*Seeing no one come forward to speak, Chair Mainer closed the public hearing at 6:12 p.m.*

**Commissioner Shaw made a motion to approve the ordinance amendment.**

**Vice Chair Axen seconded the motion which carried by the following vote:**

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

**Nay:** 0

**Absent:** 1 - Jennifer Thompson

**Abstain:** 0

[24-5908](#)

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 Located at 880 Turner Way; SPAPS, LLC, Owner, and HCE, Inc., Engineer (ZC#23-007)

*Mr. Wright gave a presentation on the zoning case and was available to answer any questions.*

*Chair Mainer opened the public hearing at 6:20 p.m. and called for anyone wishing to speak to come forward.*

*Bruce Petty, 401 Hunter Bend Drive, spoke in opposition of the case*

*Greg Brown, 3302 Hunter Oaks Court, spoke in opposition of the case*

*Jim Kiolbassa, 3422 East Hunter Bend Court, spoke in opposition of the case*

*Mark Novell, 3409 West Hunter Bend Court, spoke in opposition of the case*

*Roy Whitfill, 3411 Hunter Glen Drive, spoke in opposition of the case*

*Bari Hennigan, 3411 West Hunter Bend Court, spoke in opposition of the case*

*Mark Jones, 507 Wayland Court, spoke in opposition of the case*

*Amer Hamdan, 3404 West Hunter Bend Court, spoke in opposition of the case*

*Mike Ortiz, 3400 Hunter Glen Drive, spoke in opposition of the case*

*Hong Le, 3426 East Hunter Bend Court, spoke in opposition of the case*

*Diana Pfau, 3415 West Hunter Bend Court, spoke in opposition of the case*

*Chair Mainer called out the following names from non-speaker cards in opposition of the case:*

*Joe Conley, 3401 West Hunter Bend Court*

*Kelsey Anderson, 3303 Hunter Oaks Court*

*Anna Johnson, 3412 W Hunter Bend Court*

*Wayne Johnson, 3304 Hunter Oaks Court*

*Leona Johnson, 3304 Hunter Oaks Court*

*Steve Weintraub, 3401 Hunter Glen Drive*

*Luis Terrazas, 501 Hunter Bend Drive*

*Stephens Vu, 3407 Hunter Glen Drive*

*Tom Nguyen, 3406 West Hunter Bend Court*

*Rudd Hardesty, 3408 Hunter Glen Drive*

*Von Keomaxay, 3410 West Hunter Bend Court*

*Warren Hart, 506 Hunter Bend Drive*

*Jan Hart, 506 Hunter Bend Drive*

*Susan Novell, 3409 West Hunter Bend Court*

*Julie Crutchfield, 505 Wayland Court*

*Kent Sharp, 3407 West Hunter Bend Court*

*Leana Sharp, 3407 West Hunter Bend Court*

*Michael Pothier, 503 Wayland Court*

*Dennis Jordan, 3405 West Hunter Bend Court*

*Nonya Jordan, 3405 West Hunter Bend Court*

*Thomas Crutchfield, 505 Wayland Court*

*Melanie Smith, 507 Hunter Bend Drive*

*Karen Scott, 3402 West Hunter Bend Court*

*Zeno Pfau, 3415 West Hunter Bend Court*

*Daniel Almaguer, developer, spoke on the case and was available to answer any questions.*

*Seeing no one else come forward to speak, Chair Mainer closed the public hearing at 7:01 p.m.*

**Commissioner Moses made a motion to table the zoning case indefinitely. Vice Chair Axen seconded the motion which carried by the following vote:**

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

**Nay:** 0

**Absent:** 1 - Jennifer Thompson

**Abstain:** 0

[24-5909](#)

Public Hearing on a Change of Zoning from PR, Pre-Development District and SF-12/22 Single-Family Residential District to PD, Planned Development District for Single-Family Residential with Commercial/Mixed-Use Overlay Uses on Approximately 318.38 acres Out of the M. Rockerfellow Survey, Abstract Number 1267, Tarrant County, TX, Located at 1669, 1671, 1791, 1821 & 1901 Newt Patterson

Rd and 403 Williams Ct. Realty Capital, Developer (ZC#23-024)

*Mr. Alexander gave a presentation on the case and was available to answer any questions.*

*Mr. Coffman spoke on the case and was available to answer any questions.*

*Tim Coltart and Jacob Birmelin, applicants, gave a presentation on the case and were available to answer any questions.*

*Chair Mainer opened the public hearing at 8:13 p.m. and called for anyone wishing to speak to come forward.*

*Otto Schroeder, 2109 Newt Patterson Road, spoke in regards to traffic and safety concerns that could be involved with the case.*

*Joan Cain, 1942 Newt Patterson Road, also spoke in regards to traffic and safety concerns that could be involved with the case.*

*Chair Mainer called out the following names from non-speaker cards in opposition of the case:*

*Derrell Shastid, 1668 Newt Patterson Road*

*Neftali Sarmiento, 2013 Newt Patterson Road*

*Chair Mainer called out the following names from non-speaker cards in support of the case:*

*Cameron Pope, 6908 Golf Green Drive*

*Harvey Back, 1821 Newt Patterson Road*

*Sharon Back, 1821 Newt Patterson Road*

*Becky Rawdon, 7417 County Road 1005, Godley, Texas*

*Jake Back, 1791 Newt Patterson Road*

*Judy Back, 1791 Newt Patterson Road*

*Lou Breving, address not provided*

*Ronald Rawdon, 7417 County Road 1005, Godley, Texas*

*Sergio Rochin, 403 Williams Court*

*Greg Rawdon, 11201 County Road 525*

*Seeing no one else come forward to speak, Chair Mainer closed the public hearing at 8:20 p.m.*

**Commissioner Bennett made a motion to approve the zoning case with the following conditions:**

1. That prior to the submittal of any preliminary or final plat that a diagram or other graphic or visual representation of all lots meeting the definition and the characteristics of "High Aesthetic and Visual Value" as set forth in the proposed PD, Planned Development District text be provided to the Department of Planning and Development Services.

2. That Paragraph (B), as proposed within this PD, Planned Development District, be revised to require that all cross-sections shall be reviewed and approved by the Plat Review Committee (PRC) prior to the submittal of any preliminary or final plat.

Commissioner Goodwin seconded the motion, which carried by the following vote:

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

**Nay:** 0

**Absent:** 1 - Jennifer Thompson

**Abstain:** 0

## 8. SUMMARY OF CITY COUNCIL ACTIONS

*Mr. Alexander summarized the actions taken at the previous City Council meeting.*

## 9. COMMISSION ANNOUNCEMENTS

*There were no commission announcements.*

## 10. STAFF ANNOUNCEMENTS

*There were no staff announcements.*

## 11. WORK SESSION

Discussion for Review and Approval of Zoning Cases

*This work session has been postponed to the next Planning and Zoning Commission meeting.*

## 12. ADJOURNMENT OF MEETING

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

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

**Nay:** 0

**Absent:** 1 - Jennifer Thompson

**Abstain:** 0

With no further business, Chair Mainer adjourned the meeting at 8:49 p.m.

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Michael Mainer, Chair

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Clarissa Carrasco, Administrative Assistant II