

**PLANNING & ZONING COMMISSION MEETING
CITY OF MANSFIELD**

December 19, 2016

Chairman Wilshire called the meeting to order at 6:30 p.m. in the Council Chambers of City Hall, 1200 East Broad Street, with the meeting being open to the public and notice of said meeting, giving date, place, and subject thereof, having been posted as prescribed by Chapter 551, Texas Government Code.

Present:

Wayne Wilshire	Chairman
Cory Smithee	Vice-Chairman
Mel Neuman	Commissioner
Larry Hudson	Commissioner
Kent Knight	Commissioner
Gary Mills	Commissioner

Absent:

Preston Horn	Commissioner
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Staff:

Lisa Sudbury	Assistant Director of Planning
Shirley Emerson	Planner
Delia Jones	P&Z Secretary
Clay Cawood	Fire Marshal

Call to Order

Chairman Wilshire called the meeting to order at 6:30 p.m.

Minutes

Chairman Wilshire called for approval of the December 5, 2016, minutes. Commissioner Hudson made a motion to approve the minutes as presented. Vice-Chairman Smithee seconded the motion, which carried by the following vote:

Ayes: 5 – Wilshire, Smithee, Neuman, Hudson and Mills
Nays: 1 – Knight
Abstain: 0

Citizen Comments

None

Consent Agenda

SD#16-042: Final Plat of Lots 1 & 2, Block 1, Horace Clowdis Addition

SD#16-044: Final Plat of Lot 4, Block 2, Weatherford Addition

SD#16-045: Final Plat of Lots 1-3, Block 1, Coble Place

Commissioner Neuman made a motion to approve the plats. Commissioner Knight seconded the motion, which carried by the following vote:

Ayes: 6 – Wilshire, Smithee, Neuman, Hudson, Knight and Mills
Nays: 0
Abstain: 0

ZC#16-016: Public hearing for zoning change from PR to PD for C-2 uses by Mansfield-Webb LLC, on approximately 3.296 acres, generally located south of Mansfield-Webb Road and west of the city limit line

James Johnston, the applicant, gave a brief overview of the request and was available to answer questions. Dayton Macatee, Project Engineer, was also available to answer questions.

Chairman Wilshire opened the public hearing and called for anyone wishing to speak to come forward.

Seeing no one come forward to speak, Chairman Wilshire closed the public hearing.

After discussion, Commissioner Neuman made a motion to approve the request with the following comments: 1) the uses are limited to there being no rear exits on the building because of the elevation being raised; 2) a minimum of 10 foot wide unobstructed pathway around all structures is required and it shall be at level grade for firefighter access (refer to Section 503.1.1 of the Fire Code); 3) Fire Lane access road shall have no more than a 10 degree slope; 4) Elevations are not clear; 5) where the building is raised in the rear due to topographic changes, the building needs to be finished and not just show exposed concrete slab; and, 6) natural screen of trees, in lieu of the required 8-foot masonry screening wall, are not to be removed. Vice-Chairman Smithee seconded the motion, which carried by the following vote:

Ayes: 4 – Smithee, Neuman, Hudson and Mills
Nays: 2 – Wilshire and Knight
Abstain: 0

ZC#16-018: Public hearing for zoning change from PR to PD for single-family residential by Double Eagle Real Estate on approximately 10 acres, generally located at the southeast corner of National Parkway and Seeton Road

Charles Clawson, representing the applicant, stated that on behalf of the property owner and developer, they are requesting that the zoning request be tabled until January 3, 2017.

Chairman Wilshire opened the public hearing and called for anyone wishing to speak to come forward.

Anthony Brown, property owner backing up to the request, wanted to know what the zoning change is requesting. Chairman Wilshire explained that the request is for a residential development and encouraged anyone interested in the request to attend the January 3, 2017, meeting in order to hear the presentation.

Vice-Chairman Smithee made a motion to postpone the request to January 3, 2017. Commissioner Hudson seconded the motion, which carried by the following vote:

Ayes: 6 – Wilshire, Smithee, Neuman, Hudson, Knight and Mills
Nays: 0
Abstain: 0

Commission Announcements

Chairman Wilshire thanked Staff for the dinner and wished everyone a Merry Christmas.

Staff Announcements

Ms. Sudbury updated Commissioners on projects in the downtown area: Pond Branch Trail permit that would have allowed access under the culvert was denied by the Railroad; South Main Street design is still with the consultants; and Main Street Lofts is progressing with a proposed opening date of Spring 2017 for Phase 1.

Adjournment

Commissioner Hudson made a motion to adjourn the meeting. Commissioner Knight seconded the motion which carried by the following vote:

Ayes: 6 – Wilshire, Smithee, Neuman, Hudson, Knight and Mills
Nays: 0
Abstain: 0

With no further business, Chairman Wilshire adjourned the meeting at 7:07 p.m.

Wayne Wilshire, Chairman

Delia Jones, Planning & Zoning Secretary