



# CITY OF MANSFIELD

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

## Meeting Minutes - Draft

### City Council

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Monday, August 6, 2018

5:00 PM

Multi-Purpose Room

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#### SPECIAL MEETING

#### JOINT WORK SESSION WITH THE PLANNING AND ZONING COMMISSION

#### 5:00 P.M. - CALL MEETING TO ORDER

*Mayor Cook called the meeting to order at 5:03 a.m. Planning and Zoning Commissioner Chairman Wayne Wilshire called the Planning and Zoning Commission meeting to order at the same time.*

#### WORK SESSION TO BE HELD IN THE MULTI-PURPOSE ROOM

##### Discussion Regarding Food Truck Regulations

*The members of the Planning Commission expressed the following suggestions for food truck regulations: distance from restaurants, allowances for events, number of units allowed at an event, time frame for operations at any one location, requirements for off-street parking, health inspections, hours of operation, and permit requirements. Concerns included less tax revenue, unfair competition for restaurants, and space requirements.*

*Council members added comments regarding food truck catering, industrial/construction site food trucks, enforceable regulations, and food truck courts.*

##### Discussion Regarding 12/22 Zoning Issues

*Council Member Larry Broseh explained that during the past few years, there have been several requests for exemptions on the 12/22 zoning. He said the trend is for smaller yards, and he feels it may be time to come up with smaller footprints for larger homes. Concerns about the 20 percent exemption for 12/22 zoning were also raised. Allen Taylor, City Attorney, reviewed the 20 percent exemptions allowed in the 12/22 zoning.*

*Proposals for changes to the lot requirements were presented and discussed. Concerns stated included lot frontage on cul de sacs, density, space between homes, the market for large lots vs. small lots, development and land costs, and location within developments for the smaller lots. A consensus of house size, reduced lot sizes, and a 10% exemption was reached for future discussion*

##### Discussion Regarding Legal Issues Associated with Zoning

*No discussion held on this item.*

#### Discussion Regarding Vested Rights

*No discussion held on this item.*

#### Discussion Regarding Various Zoning Issues

*Discussion regarding accessory buildings and the appeals process was held. Planning and Zoning Commission Chairman said he has concerns that not enough notice was given when the use code table was changed. Mayor Cook asked him not to bring up a legal question during the public meeting.*

### **RECESS INTO EXECUTIVE SESSION**

*In accordance with the Texas Government Code, Chapter 551, Mayor Cook recessed the meeting into executive session at 6:34 p.m. Mayor Cook announced that there would be no further business conducted following the work session.*

*Mayor Cook called the executive session to order at 6:34 p.m.*

*Mayor Cook excused the Planning and Zoning Commissioners at 6:45 p.m. He adjourned the executive session at 7:45 p.m.*

#### **Pending or Contemplated Litigation or to Seek the Advice of the City Attorney Pursuant to Section 551.071**

##### **Seek Advice of City Attorney Regarding Pending Litigation - Cause No. 348-270155-14**

#### **Discussion Regarding Possible Purchase, Exchange, Lease, or Value of Real Property Pursuant to Section 551.072**

#### **Personnel Matters Pursuant to Section 551.074**

#### **Deliberation Regarding Commercial or Financial Information Received From or the Offer of a Financial or Other Incentive Made to a Business Prospect Seeking to Locate, Stay or Expand in or Near the Territory of the City and with which the City is Conducting Economic Development Negotiations Pursuant to Section 551.087**

### **RECONVENE INTO SPECIAL BUSINESS SESSION**

### **TAKE ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION**

### **ADJOURN**

*The meeting adjourned at 7:45 p.m.*

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ATTEST: David L. Cook, Mayor

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Tracy Norr, City Secretary