

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

June 5, 2017

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
Mel Neuman	Commissioner
Larry Hudson	Commissioner
Kent Knight	Commissioner
Gary Mills	Commissioner
Preston Horn	Commissioner

Absent:

Cory Smithee	Vice-Chairman
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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 May 15, 2017, minutes. Commissioner Knight made a motion to approve the minutes as presented. Commissioner Neuman seconded the motion, which carried by the following vote:

Ayes: 5 – Wilshire, Neuman, Knight, Mill and Horn

Nays: 0

Abstain: 1 – Hudson

Citizen Comments

None

Consent Agenda

SD#17-005: Final Plat of Manchester Heights, Phase 2

SD#17-024: Final Plat of Lots 1-7, Block 1, Broad Street Marketplace

SD#17-025: Final Plat of Lot 1, Block 1, Vistas of Walnut Ridge

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

Ayes: 6 – Wilshire, Neuman, Hudson, Knight, Mills and Horn

Nays: 0

Abstain: 0

ZC#17-005: Public hearing for zoning change from PD, Planned Development District to PD, Planned Development District for Single-Family Residential Attached Townhomes on approximately 16.13 acres out of the T.J. Hanks Survey, Abstract #644, Tarrant County, TX, generally located east of S. Main Street and Airport Drive

Noah Flabiano, representing the applicant, gave a power point presentation, overview of the request and was available to answer questions. Adam Buczek was also available to answer questions

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

Dorthy Prill, Ann Tyson, William Mitchell and W.R. Morgan spoke expressing their concerns regarding loss of privacy with two story townhomes, loss of trees, and loss of wildlife.

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

Commissioner Neuman made a motion to approve the request with the following recommendations; 1) 8-foot cedar fence on the property line, 2) add amenities in the play area, 3) add 3 additional parking spaces, 4) HOA will be responsible for maintenance of the 6 acres; and, 5) add the case number to all exhibits. Commissioner Hudson seconded the motion, which carried by the following vote:

Ayes: 5 – Neuman, Hudson, Knight, Mills and Horn

Nays: 1 – Wilshire

Abstain: 0

ZC#17-007: Public hearing for zoning change from PD, Planned Development District to PD, Planned Development District for Retail on approximately 5.307 acres out of the James Grimsley Survey, Abstract #578, Tarrant County, TX, generally located south of E. Debbie Lane and approximately 1,300 feet east of Matlock Road

Sarah Beth White, representing the applicant, gave a brief overview of the request and was 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 addition of a 6-foot masonry wall on the south property line. Commissioner Hudson seconded the motion, which carried by the following vote:

Ayes: 6 – Wilshire, Neuman, Hudson, Knight, Mills and Horn

Nays: 0

Abstain: 0

Commission Announcements

None

Staff Announcements

None

Adjournment

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

Ayes: 6 – Wilshire, Neuman, Hudson, Knight, Mills and Horn

Nays: 0

Abstain: 0

With no further business, Chairman Wilshire adjourned the meeting at 8:00 p.m.

Wayne Wilshire, Chairman

Delia Jones, Planning & Zoning Secretary