

AGENDA

**PLANNING AND ZONING COMMISSION
CITY OF MANSFIELD, TEXAS
CITY HALL COUNCIL CHAMBERS
MONDAY, SEPTEMBER 19, 2016, 6:30 PM**

1. CALL TO ORDER

2. APPROVAL OF LAST MEETING MINUTES

- 3. CITIZEN COMMENTS:** Citizens wishing to address the Commission on non-public hearing agenda items and items not on the agenda may do so at this time. Once the business portion of the meeting begins, only comments related to public hearings will be heard. All comments are limited to 5 minutes. Please refrain from “personal criticisms”.

In order to be recognized during the “Citizens Comments” **or** during a public hearing (applicants included), please complete a blue “Appearance Card” located at the entry to the Chambers and present it to the Planning Secretary.

4. PUBLIC HEARINGS:

A. SD#16-027: Public hearing on a replat to create Lots 19A & 19B, Block 2, Hudson Estates

5. COMMISSION ANNOUNCEMENTS

6. STAFF ANNOUNCEMENTS

7. ADJOURNMENT OF MEETING

8. NEXT MEETING DATE: October 3, 2016

I certify that the above agenda was posted on the bulletin board next to the main entrance of City Hall on **Thursday, September 29, 2016**, in accordance with Chapter 551 of the Texas Government Code.

Delia Jones, Planning and Zoning Secretary

- This building is wheelchair accessible. Disabled parking spaces are available. Request for sign interpreter services must be made 48 hours ahead of meeting to make arrangements. Call 817 473-0211 or TDD 1-800-RELAY TX, 1-800-735-2989.
- In deciding a zoning change application, the Planning & Zoning Commission and City Council are required to determine the highest and best use of the property in question. The Commission may recommend and the Council may approve a change in zoning to the category or district requested by the applicant or to any zoning category or district of lesser intensity. Notice is presumed sufficient for every District up to the intensity set forth in the zoning change application.

City of Mansfield
Planning and Zoning Commission
Agenda Items for September 19,

SD#16-027: Hudson Estates
2 residential lots

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

September 6, 2016

Chairman Wilshire called the meeting to order at 6:30 p.m. in the Multi-Purpose Room 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
Kent Knight	Commissioner
Stephen Polozola	Commissioner

Absent:

Larry Hudson	Commissioner
Preston Horn	Commissioner

Staff:

Lisa Sudbury	Assistant Director of Planning
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 August 19, 2016, minutes. Vice-Chairman Smithee made a motion to approve the minutes. Commissioner Knight seconded the motion, which carried by the following vote:

Ayes: 4 – Wilshire, Smithee, Neuman and Knight

Nays: 0

Abstain: 1 – Polozola

Amendment of July 5, 2016 Meeting Minutes

Commissioner Polozola made a motion to approve the July 5, 2016 minutes to correct the zoning case number from ZC#16-018 to ZC#16-008. Vice-Chairman Smithee seconded the motion, which carried by the following vote:

Ayes: 5 – Wilshire, Smithee, Neuman, Knight and Polozola

Nays: 0

Abstain: 0

Citizen Comments

None

Consent Agenda

SD#15-026: Final Plat of Five Oaks Crossing, Phase 2

SD#15-031: Final Plat of M3 Ranch; Phase 1, Section 1

SD#15-032: Final Plat of M3 Ranch, Phase 1, Section 2

Commissioner Neuman requested that SD#15-031 and SD#15-032 from the Consent Agenda and considered separately.

Commissioner Polozola made a motion to approve the SD#15-026 as submitted. Commissioner Knight seconded the motion, which carried by the following vote:

Ayes: 5 – Wilshire, Smithee, Neuman, Knight and Polozola
Nays: 0
Abstain: 0

Commissioner Neuman made a motion to approve SD#15-031 and SD#15-032 subject to the deed information pertaining to the easements being added to the plats before filing. Vice-Chairman Smithee seconded the motion, which carried by the following vote:

Ayes: 5 – Wilshire, Smithee, Neuman, Knight and Polozola
Nays: 0
Abstain: 0

ZC#16-001: Public hearing for zoning change from PR to SF-7.5/18, SF-9.6/20 and SF-12/22 by Alluvium Development on approximately 187.85 acres, generally located west of Gertie Barrett Road and Cancun Drive and north of Country Meadow Drive and Chimney Hill Circle

Charles Clawson, representing the applicant, gave a brief presentation and was available to answer questions.

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

Doug Pickard, Tyler Dixon, Ewen Wickham, Victoria Dixon, James Merett, Darrell Dixon, Deborah Maxwell and Ken Merett spoke regarding the following concerns: existing oil wells on the property, location of the entrance and exit, increased traffic on Gertie Barrett Road, power lines and gas lines, property values, impact to the school system, drainage/flooding issues, loss of trees and the addition of a sound buffer next to the railroad tracks if trees are removed.

Registering in support of the request but not wishing to speak was Steve Mitchell and Cody Brooks.

Rebuttal:

Mr. Clawson addressed questions raised by the homeowners and added that zoning the property is the first phase of the development. The next phase will deal with platting the property which will give more detail. He added that he would be more than willing to meet with the homeowners for a question and answer session and noted that this will be an upscale development.

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

After discussion Commissioner Neuman made a motion to approve the request. The motion died for lack of a second

Commissioner Polozola made a motion to deny the request. Vice-Chairman Smithee seconded the motion, which carried by the following vote:

Ayes: 3 – Smithee, Knight and Polozola
Nays: 2 – Wilshire and Neuman
Abstain: 0

ZC#16-011: Public hearing for a request for Specific Use Permit for Eating Place With Drive-Through Service by Muy Hamburger, LLC on approximately 1.101 acres, generally located at the southwest corner of E. Broad Street and N. Holland Road

Irma Reiner, representing the applicant, gave a brief presentation 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.

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

Ayes: 5 – Wilshire, Smithee, Neuman, Knight and Polozola
Nays: 0
Abstain: 0

Commission Announcements

Vice-Chairman Smithee stated that he will be unable to attend the September 19th meeting.

Staff Announcements

None

Adjournment

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

Ayes: 5 – Wilshire, Smithee, Neuman, Knight and Polozola
Nays: 0
Abstain: 0

With no further business, Chairman Wilshire adjourned the meeting at 7:42 p.m.

Wayne Wilshire, Chairman

Delia Jones, Planning & Zoning Secretary

PLANNING AND ZONING COMMUNICATION

Agenda: September 19, 2016

Subject: SD#16-027: Public hearing on a replat to create Lots 19A & 19B, Block 2, Hudson Estates

GENERAL INFORMATION

Applicant:	Karen Littlejohn and Krystal Eilers, owners Barton Surveying & Laser Scanning, surveyor
Existing Zoning:	N/A – property in ETJ
Existing/Proposed Use:	Manufactured housing
Total Number of Lots:	2
R.O.W. Dedication:	None required
Compliance with Ordinances:	Yes

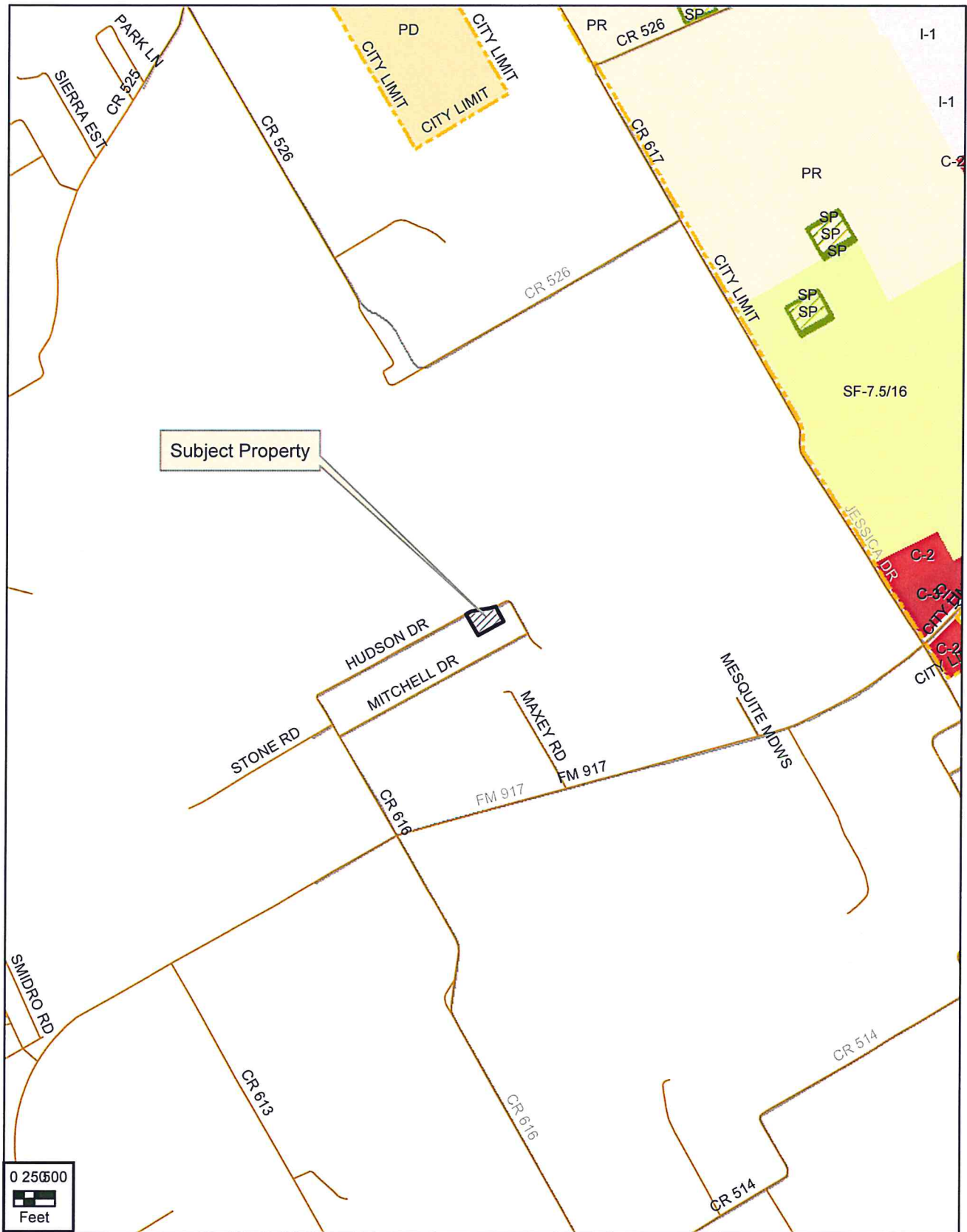
COMMENTS & CONSIDERATIONS

The subject property is located in Mansfield's extraterritorial jurisdiction in Johnson County. There are currently two manufactured homes on a single lot. The purpose of the replat is to subdivide the property so that each home is on its own lot.

Staff recommends approval.

Attachments:

Location map and aerial photograph



SD# 16-027

This information is for illustrative purposes only. Not for design or development purposes. Site-specific studies may be required to obtain accurate feature locations. Every effort is made to ensure the information displayed here is accurate; however, the City of Mansfield makes no claims to its accuracy or completeness.

08/19/2016



Summary of City Council Actions

September 12, 2016

Public Hearing Continuation and Second Reading on an Ordinance approving a zoning change from OP, Office Park to SF-12/22, Single-Family Residential on approximately 1.9 acres located at 828 S. Holland Road; A Child's Growing Mind (ZC#16-009)

Approved 6 – 0 (Broseh absent)

Public Hearing and First Reading on an Ordinance approving a request to amend The Reserve Planned Development District by extending the South Pointe Expansion Subdistrict of The Reserve PD to include approximately 61.7 acres generally located between S. Matlock Road and SH 360 and south of Harmon Road; Jabez Development LP (ZC#16-010)

Approved 5 – 1 (Hoffman)

Board Appointments; Planning & Zoning Commission

Kent Knight, Mel Neuman and Cory Smithee reappointed for two-year terms

Gary Mills appointed for a two-year term