

<p style="text-align: center;">AGENDA TREE BOARD CITY OF MANSFIELD, TEXAS CITY HALL COUNCIL CHAMBERS MONDAY, APRIL 15, 2019 IMMEDIATELY FOLLOWING THE PLANNING AND ZONING COMMISSION MEETING AT 6:30 PM</p>
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1. CALL TO ORDER

- 2. EXECUTIVE SESSION** – Pursuant to Section 551.071, Texas Government Code, the Board reserves the right to convene in Executive Session(s), from time to time as deemed necessary during this meeting to receive advice from its attorney on any posted agenda item.

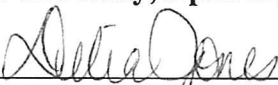
3. APPROVAL OF LAST MEETING MINUTES

4. OLD BUSINESS:

- A. TB#19-001: Reconsideration of the Board's motion to approve with conditions a Tree Removal Permit for approximately 10 acres generally located at the north west corner of Debbie Lane and Walnut Creek Drive on property addressed at 585 E Debbie Lane

5. ADJOURNMENT OF MEETING

I certify that the above agenda was posted on the bulletin board next to the main entrance of City Hall on **Friday, April 12, 2019**, 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.

**TREE BOARD
CITY OF MANSFIELD**

April 1, 2019

Vice-Chairman Smithee called the meeting to order at 6:53 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:

Cory Smithee	Vice-Chairman
Mel Neuman	Commissioner
Kent Knight	Commissioner
Robert Klenzendorf	Commissioner
Andrew Papp	Commissioner
Tamera Bounds	Commissioner

Absent:

Wayne Wilshire	Chairman
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Staff:

Lisa Sudbury	Interim Director of Planning
Andrew Bogda	Planner
Delia Jones	Planning & Zoning Secretary
Joe Smolinski	Deputy City Manager
Clay Cawood	Fire Marshal
James Donovan	City Attorney
Stevon Smith	Landscape Administrator

Call to Order

Vice-Chairman Smithee called the meeting to order at 6:53 p.m.

Executive Session – Pursuant to Section 551.071, Texas Government Code, the Board reserves the right to convene in Executive Session(s), from time to time as deemed necessary during this meeting to receive advice from its attorney on any posted agenda item.

At this time (6:54 p.m.), Vice-Chairman Smithee recessed into Executive Session.

Vice-Chairman Smithee reconvened the meeting at 7:34 p.m.

Minutes

Vice-Chairman Smithee called for approval of the March 11, 2019 minutes. Commissioner Knight made a motion to approve the minutes. Commissioner Klenzendorf seconded the motion which carried by the following vote:

Ayes: 6 - Smithee, Knight, Neuman, Klenzendorf, Papp and Bounds
Nays: 0
Abstain: 0

TB#19-001: Reconsideration Request

Commissioner Klenzendorf stated that it has come to his attention that the information presented at the March 11, 2019, meeting was incorrect. Commissioners Knight, Neuman and Papp added that more information, clarification and discussion will be needed before a final decision can be made.

Commissioner Klenzendorf made a motion to reconsider the request on April 15, 2019. Commissioner Bounds seconded the motion which carried by the following vote:

Ayes: 4 – Knight, Klenzendorf, Papp and Bounds
Nays: 2 - Smithee and Neuman
Abstain: 0

Adjournment

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

Ayes: 6 – Smithee, Knight, Neuman, Klenzendorf, Papp and Bounds

Nays: 0

Abstain: 0

With no further business, Chairman Wilshire adjourned the meeting at 7:39 p.m.

Cory Smithee, Vice-Chairman

Delia Jones, Planning & Zoning Secretary

TREE BOARD COMMUNICATION

Agenda: April 15, 2019

Subject: TB#19-001: Reconsideration of the Board's motion to approve with conditions a Tree Removal Permit for approximately 10 acres generally located at the north west corner of Debbie Lane and Walnut Creek Drive on property addressed at 585 E Debbie Lane

GENERAL INFORMATION

Applicant:	Michael Martin, Bannister Engineering Douglas & Sherry Whitley, Developer/Owner
Existing Zoning:	C-2
Existing Use	Vacant
Proposed Use:	Office/Retail

COMMENTS AND CONSIDERATIONS

On March 11, 2019, the Tree Board approved a request to remove trees and allow cut and fill on property at the northwest corner of E. Debbie Lane and N. Walnut Creek Drive. The applicant proposes to bring readily available soil onto the property for storage/grading and fill. To store the soil and subsequently grade the site, the applicant will need to remove trees from the property. An estimated 325 trees are being removed, and 38 trees will remain on the property after this work is completed.

On April 1, 2019, Commissioner Bob Klenzendorf made a motion to reconsider the Board's decision, which passed by a vote of 4 to 2 (Commissioners Smithee and Neuman voting "no"). Under the Board's rules of procedure, and as a result of the reconsideration, the original motion made by Vice-Chairman Smithee to approve the request with the condition that all tree protection measures should be followed, and the second by Commissioner Neuman, will be brought back before the Board to be voted on again at the April 15, 2019, Board meeting.

The applicant has met all the conditions of a grading and fill permit for the site.

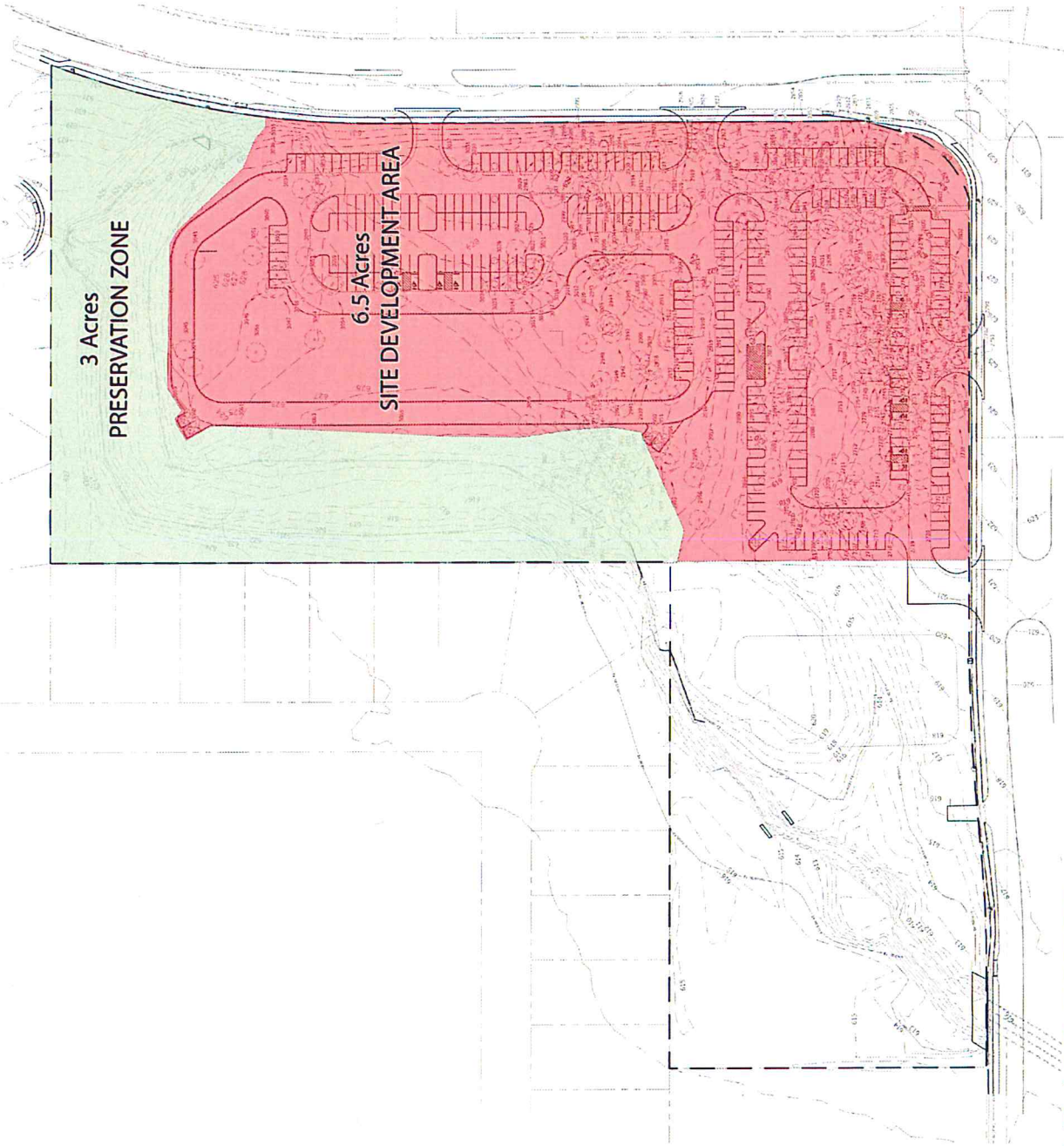
Attachments:

Location Map
Site Plan from Applicant
Tree Survey



TB#19-001 Location Map

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.



PRESERVATION ZONE

- 3.5 Acres (31.5% of site)
- Heavily wooded
- Buffer to remain between proposed commercial development and existing residential
- 100 year flood plain to remain undisturbed
- Large Oaks, Cottonwoods, Cedar Elms, Elms, Cedar, and Brush in Preservation Zone.
- Area to remain undisturbed

SITE DEVELOPMENT AREA

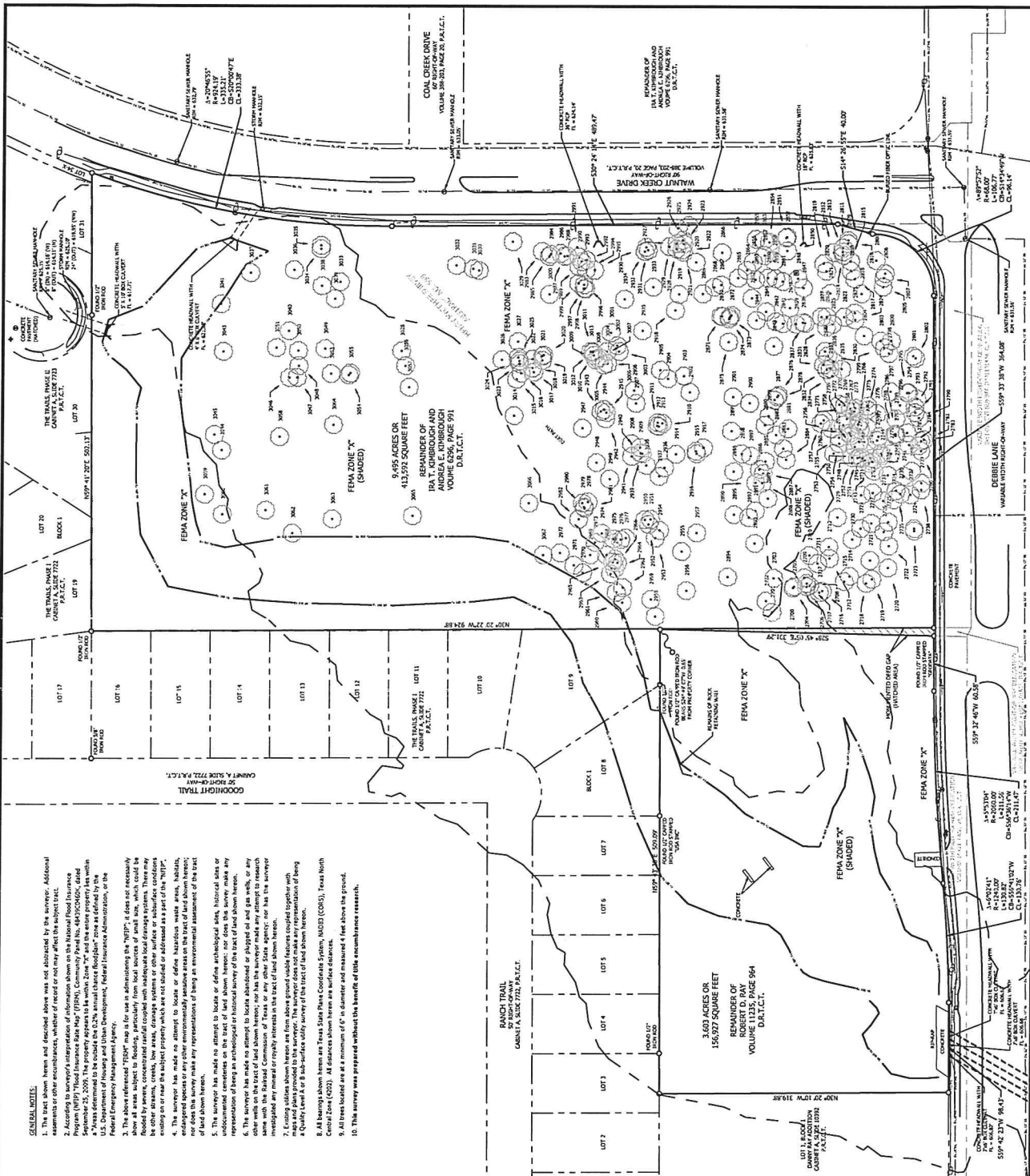
- 6.5 Acres (68.5% of site)
- Zoned C-2 (Commercial)
- Young 10-15 year wooded area. Grading and reroute of channel done approx. 2002. Some large trees remained.
- Most trees Hackberry and young Cedar Elms.
- Site is between 5-10 feet below Walnut Creek and Debbie Lane with Drainage from Walnut Creek crossing site.
- Site has been on market for several years. Potential buyer feedback has been consistent that site needs drainage mitigated and to be raised up closer to road grade for commercial development
- Site plan meets city ordinance. Has been reviewed by staff and comments are addressed.
- No variances are being requested.

BANNISTER ENGINEERING
240 North Mitchell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax
TBS REGISTRATION NO. 1019323

PROJECT: Being 3.603 acres or (156,927 square feet) and 9.495 acres or (413,592 square feet) out of the Henry McGehee Survey, Abstract No. 998 City of Mansfield, Tarrant County, Texas

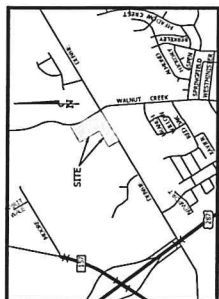
TREE SURVEY

PROJECT NO.: 999-10-34
SCALE: 1" = 50'
DRAWN BY: sa
CKD BY: md2
SHEET NUMBER 1 OF 2

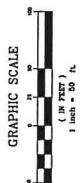


GENERAL NOTES:

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VICINITY MAP
NOT TO SCALE
MANSFIELD, TEXAS



**Know what's below.
Call before you dig.
(@ least 48 hours prior to digging)**

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