

**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