

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

November 7, 2016

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
Cory Smithee	Vice-Chairman
Mel Neuman	Commissioner
Kent Knight	Commissioner
Preston Horn	Commissioner
Gary Mills	Commissioner

Absent:

Larry Hudson	Commissioner
--------------	--------------

Staff:

Lisa Sudbury	Assistant Director of Planning
Art Wright	Planner
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 October 17, 2016, minutes. Vice-Chairman Smithee made a motion to approve the minutes as presented. Commissioner Knight seconded the motion, which carried by the following vote:

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

Nays: 0

Abstain: 1 – Wilshire

Citizen Comments

None

Consent Agenda

SD#16-038: Final Plat of Lots 1 & 2, Block 1, Chatha Acres

Simranjit Chatha, the applicant, gave a brief presentation and was available for questions.

After discussion, Commissioner Neuman made a motion to approve the plat with the requested variance to the frontage on a public street requirement. Commissioner Knight seconded the motion, which carried by the following vote:

Ayes: 4 – Smithee, Neuman, Knight and Horn

Nays: 2 – Wilshire and Mills

Abstain: 0

SD#16-037: Public hearing on a replat to create Lot 9-R1 and Lot 9-R2, Block 1, Fielderdale Farms

Jimmy Ward, 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.

Vice-Chairman Smithee made a motion to approve the replat. Commissioner Horn seconded the motion, which carried by the following vote:

Ayes: 6 – Wilshire, Smithee, Neuman, Knight, Horn and Mills
Nays: 0
Abstain: 0

SD#16-039: Public hearing on a replat to create Lots 19R1 and 19R2, Block 5, Hillcrest Addition, Section 3

The applicant was not available.

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 replat with the requested variance to the corner lot width requirement for Lot 19R2. Vice-Chairman Smithee seconded the motion, which carried by the following vote:

Ayes: 5 – Smithee, Neuman, Knight, Horn and Mills
Nays: 1 – Wilshire
Abstain: 0

SD#16-040: Public hearing on a replat to create Lots 6R1 and 6R2, Block 7, Mansfield Country Estates, Section Two

The applicant was not available.

Chairman Wilshire stated that the applicant has submitted a letter requesting that the replat be withdrawn.

ZC#16-013: Public hearing for zoning change from PR to PD for limited C-2 uses by HCC Contracting, Inc., on approximately 3.95 acres, generally located at 1209 N. Day Miar Road

Bob Blackwelder, 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.

After discussion, Commissioner Neuman made a motion to approve the request to include an 8 foot masonry screening wall along the west boundary and provide a dumpster in Phase 1. Commissioner Mills seconded the motion, which carried by the following vote:

Ayes: 6 – Wilshire, Smithee, Neuman, Knight, Horn and Mills
Nays: 0
Abstain: 0

ZC#16-017: Continued Public hearing for zoning change from PR to PD for single-family residential by Skorburg Company on approximately 15.47 acres, generally located south of the southeast corner of N. Matlock Road and E. Debbie Lane

Richard Darragh, the applicant, stated he is requesting that the case be postponed to the November 21, 2016 meeting.

Vice-Chairman Smithee made a motion to postpone the request to November 21, 2016. Commissioner Neuman seconded the motion, which carried by the following vote:

Ayes: 6 – Wilshire, Smithee, Neuman, Knight, Horn and Mills
Nays: 0
Abstain: 0

ZC#16-020: Public hearing to consider a Historic Landmark Overlay District classification for the Mansfield Chamber of Commerce Building located at 114 N. Main Street

Mr. Wright gave a brief presentation, and was available to answer questions. He added that the Historic Landmark Commission has recommended approval.

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

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

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

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

Nays: 0

Abstain: 0

Commission Announcements

None

Staff Announcements

Ms. Sudbury reminded Commissioners that the next meeting, November 21, 2016, will be the week of Thanksgiving.

Adjournment

Vice-Chairman Smithee made a motion to adjourn the meeting. Commissioner Horn seconded the motion which carried by the following vote:

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

Nays: 0

Abstain: 0

With no further business, Chairman Wilshire adjourned the meeting at 7:05 p.m.

Wayne Wilshire, Chairman

Delia Jones, Planning & Zoning Secretary