

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

**January 17, 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
Cory Smithee	Vice-Chairman
Mel Neuman	Commissioner
Kent Knight	Commissioner
Preston Horn	Commissioner

**Absent:**

Larry Hudson	Commissioner
Gary Mills	Commissioner

**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 December 19, 2016, minutes. Commissioner Knight made a motion to approve the minutes as presented. Vice-Chairman Smithee seconded the motion, which carried by the following vote:

**Ayes: 4** – Wilshire, Smithee, Neuman and Knight

**Nays: 0**

**Abstain: 1** – Horn

**Citizen Comments**

None

**Consent Agenda**

**SD#17-001: Final Plat of Seeton Estates Addition**

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

**Ayes: 5** – Wilshire, Smithee, Neuman, Knight and Horn

**Nays: 0**

**Abstain: 0**

**ZC#16-023: Public hearing for zoning change from C-2, Community Business District and a pre-approved Planned Development to PD for retail and other commercial uses and to provide a variance to the alcoholic beverage sale regulations enacted under Section 109.33 of the Texas Alcoholic Beverage Code on approximately 19.3 acres, generally located at the NW corner of E. Broad Street and Cannon Drive**

Will Tolliver, the applicant, gave a lengthy overview of the request, power point presentation, additional handouts and was available to answer questions. Carter Thompson, also representing the applicant, 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.

Commissioners expressed their overall approval of the request with some of the requested variances.

After discussion, Commissioner Horn made a motion to approve the request with the following recommendations; 1) install an 8-foot masonry wall along the north and west property lines, 2) parapet walls shall be a minimum of 1-foot taller than the rooftop equipment; (3) relocate the dumpster on Lot 6 to be a greater distance than 50-feet from the street right-of-way; and 4) correct the Exhibit B document where typos exist. Vice-Chairman Smithee seconded the motion, which carried by the following vote:

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

**ZC#16-027: Public hearing for zoning change from PR to C-2 for general retail and office uses by Reilly Brothers Property on approximately 1.43 acres, generally located east of Matlock Road and approximately 1,181 feet south of the intersection of Matlock Road and E. Debbie Lane**

Tom Reilly, the applicant, gave a brief overview of the request and was available to answer questions. Larry Fowler, representing the applicant, was also 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.

Chairman Wilshire read for the record, two letters of opposition to the request.

After discussion, Vice-Chairman Smithee made a motion to approve the request and forward to City Council with a recommendation changing the request to PD, Planned Development. Commissioner Knight seconded the motion, which carried by the following vote:

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

**Commission Announcements**

None

**Staff Announcements**

None

**Adjournment**

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

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

With no further business, Chairman Wilshire adjourned the meeting at 7:52 p.m.

---

Wayne Wilshire, Chairman

---

Delia Jones, Planning & Zoning Secretary