

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

**February 6, 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
Gary Mills	Commissioner

**Absent:**

Larry Hudson	Commissioner
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**Staff:**

Lisa Sudbury	Assistant Director of Planning
Art Wright	Planner
Shirley Emerson	Planner
Delia Jones	P&Z Secretary
Clay Cawood	Fire Marshal
Raymond Coffman	City Engineer

**Call to Order**

Chairman Wilshire called the meeting to order at 6:30 p.m.

**Minutes**

Chairman Wilshire called for approval of the January 17, 2017, minutes. Vice-Chairman Smithee made a motion to approve the minutes with a minor correction. Commissioner Horn seconded the motion, which carried by the following vote:

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

**Nays: 0**

**Abstain: 1** – Mills

**Citizen Comments**

None

Chairman Wilshire changed the order of the agenda.

**ZC#16-026: Public hearing for zoning change from PR to PD for multi-family by Carleton Residential Properties on approximately 5.569 acres, generally located south of W. Broad Street and approximately 1,180 feet east of the intersection of W. Broad Street and Lillian Drive**

Michael Evans, representing Bethlehem Baptist Church, gave an overview of the request and was available for questions. Will Henderson, developer (Carleton Residential Properties) gave a power point presentation showing similar developments that have been built by the company he represents. Joyce Stanton, engineer (DiSciullo-Terry, Stanton & Associates) was available for questions.

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

Brenda Norwood, Carlton Adams and Michael Evans Jr. spoke regarding the need for an independent living facility for seniors and now is the time to speak up for them.

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

Chairman Wilshire read for the record the following cards of support: Michael Tarkington, Lisia Tarkington, Priscilla Justice, Yaniwa Washington, Jocelyn Harp, Keedren Harp, Pamela Wilson, Dwain

Wilson, Julia Taylor, Shawn Clark, Tammy LeSure, Sandra Thompson, Janice Gosa, Cleveland Mayo, Karen Nash, Nylah Wilson, Edward Douglas, D. Hudson, Bruce Franklin, Edith Franklin, Lisa Galbreath, Ernest Waites, Erma Jones, Gayle L. Jones, Stephanie Spriggins, Terri Denson, Tina Green, Lois Conner, Henry Anderson, Eugenia Anderson, Benjamin A. Paul, Tiyantha Covington, Warren Farr, Ronda Higgins, Charles Jones, Shelby Walker, Howard Ford, Tonita Hall, Jeffery Hall, LeeElla Anderson, LaVontry Anderson, Kelvin Goins, Leonard L. Anderson, Larry J. Pugh, Beverly A. Pugh, Belinda Smith, Willie Lawson, Charlotte Culpepper, Carlos Beluv Sr., Kelvin Kidd, Herbert L. Gray, Nick Cate, Barbara Dunn, Barbara Poux, Dorothy Scruggs, Terry D. Sheppard, Charmanie Evans, Melvin Gardner, Evelyn N. Rivella, Joe Conley, Mildred Scales, James Scales, Richard Kee, Doris Grooms, Bertha Soto, Simone Ray-Rollins, Linda Brown, Charles Brown, Charles E. Grooms, Michael Mainer, Dr. Mary Bellinger, Jean Sampson, J.E. Brundy, Marsha Waters, Rivers L. Cochran Jr., Rose Wilkins, Jasmine Leggs, Betty Adams, Charles E. Caldwell, Victoria Dodd, Janette Madlock-Dbuf, Montrice Coggins, Marissa Francisco, Ainsworth Francisco, Arnee Dodd, Cheryl Leggs, Marie Jolly, Sandra Fulton, Ethel L. Levi, Patricia Simon, Janet Sheppard, Samuel L. Fry, Norman Norwood, Cynthia James, Charles Williams, Hallie Kates-Calloway, Trey Calhoun, Leslie McCalister, Travis L. McCalister, Jessie Jefferson Jr., Mario Jefferson, Dominicia Morgan, Cynthia Jackson, Walker Jackson, Chekelah Phelps, Harvey Phelps, Rodney Kase-Tyrone, Tamiko Jones, Barbara Kilpatrick, Joyce Brown, Ebony M. Turner, James Leggs, Deborah R. Watson, Johnathan Taylor, Carlos Francis, Sis Johnson, Rev. Z. Johnson, Charles R. Eldridge, Hilda Robinson, Shireen Ambersley, Deloris Armstrong, Alystair Ambersley, Mary Eugene, Jerome P. Eugene, Bobby Jackson, Shawan Hagan and Leonard Harnsley.

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

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

**SD#17-002: Public hearing on a replat to create Lot 2R, Block 1, R.W. Roberts Addition**

Brian Graham, representing the applicant, gave a brief overview of the request and was available to answer questions. David Reaves, 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.

After discussion, Vice-Chairman Smithee 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

**ZC#17-002: Public hearing for zoning change from SF-7.5/12 to PD for OP District uses, limited residential and retail uses, and historic landmark status by 200 W. Oak LLC on approximately 0.2355 acres located at 200 W. Oak Street**

Sheri Bumgardner, representing the applicant, was available to answer questions. Matt Crocker, the applicant, was also available for 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. Vice-Chairman Smithee seconded the motion, which carried by the following vote:

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

**ZC#17-003 Public hearing for a request for Specific Use Permit for used merchandise Store by Kids Garage, generally located at 1071 Country Club Drive, Suite 107**

Daniel and Kelly Hopkins, the applicants, gave a brief overview of the request and were available to answer questions. They noted that they would like to create a community base in Mansfield and eliminate the need to travel to other cities to purchase for gently used children's clothing.

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

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

**Commission Announcements**

Commissioner Mills questioned the varying condition of fences in Mansfield and whether or not something can be done to bring them into a better state of repair.

**Staff Announcements**

Ms. Sudbury stated that the next meeting will be Tuesday, February 21, 2017.

**Adjournment**

Commissioner Knight made a motion to adjourn the meeting. Vice-Chairman Smithee 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 7:30 p.m.

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Wayne Wilshire, Chairman

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Delia Jones, Planning & Zoning Secretary