

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

**February 21, 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
Larry Hudson	Commissioner
Kent Knight	Commissioner
Preston Horn	Commissioner
Gary Mills	Commissioner

**Absent:**

None

**Staff:**

Lisa Sudbury	Assistant Director of Planning
Art Wright	Planner
Shirley Emerson	Planner
Delia Jones	P&Z Secretary
Clay Cawood	Fire Marshal
Joe Smolinski	Deputy City Manager

**Call to Order**

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

**Minutes**

Chairman Wilshire called for approval of the February 6, 2017, 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: 6** – Wilshire, Smithee, Neuman, Knight, Horn and Mills

**Nays: 0**

**Abstain: 1** – Hudson

**Citizen Comments**

None

**Consent Agenda**

**SD#17-003: Final Plat of Lot 1, Block 1, Gonzalez Addition**

Chairman Wilshire removed the plat from the consent agenda in order for Commissioners to ask questions and add comments. David Gonzalez, the applicant, was available for questions.

After discussion, Commissioner Hudson made a motion to approve the plat. Commissioner Knight seconded the motion, which carried by the following vote:

**Ayes: 7** – Wilshire, Smithee, Neuman, Hudson, Knight, Horn and Mills

**Nays: 0**

**Abstain: 0**

**ZC#16-024: Public hearing for zoning change from PD to PD for C-2 uses by Stantec on approximately 10 acres, generally located at the northwest corner of State Highway 360 and East Broad Street**

Amy Sumners, GSO Architects, representing the applicant, gave a power point presentation and brief overview of the request and was available to answer questions. Kevin Beck, representing the tenant,

Natural Grocers, gave an overview of the company and the proposed building. Clay Cristy, representing Claymore Engineering, Josh Millsap, representing the applicant (Stantec) and Charlie Anderson, also representing the applicant were available to answer questions

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

Anne Odum, property owner backing up to the request, had questions regarding the proposed event center.

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 subject to the masonry wall being added to the north and west boundaries of the site and limiting the plan to only 1 drive-thru restaurant. Vice-Chairman Smithee seconded the motion, which carried by the following vote:

**Ayes:** 6 – Wilshire, Smithee, Neuman, Hudson, Knight and Horn

**Nays:** 1 – Mills

**Abstain:** 0

**ZC#17-001: Public hearing for a request for specific use permit for Hospital/Home/Center for Substance Addiction or Psychiatric Patients by Texas Health Resources on approximately 40.199 acres, generally located north of the intersection of Heritage Parkway and SH 360**

Levi Schmidt, Jeremy Yates and Philip Graham, representing the applicant, were available to answer questions. Jennifer Cull, representing Beck Architecture, gave a power point 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 Hudson made a motion to approve the request as presented.

Commissioner Horn seconded the motion, which carried by the following vote:

**Ayes:** 7 – Wilshire, Smithee, Neuman, Hudson, Knight, Horn and Mills

**Nays:** 0

**Abstain:** 0

### **Commission Announcements**

None

### **Staff Announcements**

Ms. Sudbury stated that the March 6<sup>th</sup> meeting will be held in the second floor conference room.

### **Adjournment**

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

**Ayes:** 7 – Wilshire, Smithee, Neuman, Hudson, Knight, Horn and Mills

**Nays:** 0

**Abstain:** 0

With no further business, Chairman Wilshire adjourned the meeting at 7:25 p.m.

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Wayne Wilshire, Chairman

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Delia Jones, Planning & Zoning Secretary