

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

June 19, 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
Gary Mills	Commissioner
Preston Horn	Commissioner

Absent:

Kent Knight	Commissioner
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Staff:

Lisa Sudbury	Acting Director of Planning
Art Wright	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 June 5, 2017, minutes. Commissioner Hudson made a motion to approve the minutes as presented. Commissioner Horn seconded the motion, which carried by the following vote:

Ayes: 5 - Wilshire, Neuman, Hudson, Knight, Mills and Horn

Nays: 0

Abstain: 1 – Smithee

Citizen Comments

None

SD#17-027: Public hearing on a replat to create Lots 1R, 2R and 3, Block 1, THR RTC

Philip Graham, representing the applicant, gave a brief overview of the request 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 replat. Vice-Chairman Smithee seconded the motion, which carried by the following vote:

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

Nays: 0

Abstain: 0

SD#17-029: Public hearing on a replat to create Lots 2R-1 and 2R-2, Block 1, Nowell Addition

Curtis Yarge, representing the applicant, gave a brief overview of the request 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 Hudson seconded the motion, which carried by the following vote:

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

ZC#17-004: Public hearing for zoning change from C-2, Community Business District to PD, Planned Development District for eating place with drive-through service and retail on approximately 2.063 acres out of the Jacob Back Survey, Tarrant County, TX, generally located at the southwest corner of Holland Road and E. Broad Street plus the removal of a specific use permit for eating place with drive-through service at Lot 2, Block 1, Jacob Back Addition, located at 3550 E. Broad Street

Jon Kroehler, representing the applicant, gave a brief overview of the request and was available to answer questions. Don Sopranzi, 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.

After discussion, Commissioner Neuman made a motion to approve the request as presented with the following recommendations; 1) correct the labeling of the north/ south/east/west notations on the elevations; 2) add the year to the date of construction; 3) deviation on the signage to one monument sign and three wall signs, and 4) subject to MISD approval for the acquisition of the property and replacing any trees that are removed from MISD parking lot. Commissioner Hudson seconded the motion, which carried by the following vote:

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

ZC#17-006: Public hearing for zoning change from PD, Planned Development District to PD for grocery store, office and retail by OSK Investments, LP, on approximately 11.01 acres, generally located at 3000 E. Broad Street, 1,075 feet east of Miller Road and south of E. Broad Street

Kevin Gaskey, representing the applicant, gave a brief overview of the request 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 with the following recommendations; 1) place an exhibit number on the dumpster detail; 2) place the case number on Exhibit C; 3) require a 6-foot masonry wall along the west side of the site adjacent to the school; 4) allow screening of rooftop equipment, which will be screened by metal louvers rather than by raising the parapet wall one-foot above the tallest piece of equipment; 5) provide minimal landscaping adjacent to the Fire Station to allow for access for fire-fighting purposes; 6) work out details regarding fire department access through the water tower lot, and 7) add a note that the developer is responsible for maintenance and construction of the fire lane and turnaround. Commissioner Hudson seconded the motion, which carried by the following vote:

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

Commission Announcements

Chairman Wilshire stated that the next meeting will be on Monday, July 3 and he recommended moving the start time to 4:30 p.m. in order to allow Commissioners to attend the fireworks show.

Staff Announcements

Ms. Sudbury stated that Felix Wong retired on June 9 and she is Acting Director at this time. Mr. Smolinski confirmed that after many years with the City of Mansfield, Felix Wong has retired.

Adjournment

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

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

Nays: 0

Abstain: 0

With no further business, Chairman Wilshire adjourned the meeting at 7:27 p.m.

Wayne Wilshire, Chairman

Delia Jones, Planning & Zoning Secretary