

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

September 5, 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
Gary Mills	Commissioner
Preston Horn	Commissioner

Absent:

None

Staff:

Lisa Sudbury	Interim Director of Planning
Art Wright	Planner
Shirley Emerson	Planner
Andrew Bogda	Planner
Delia Jones	P&Z Secretary
Clay Cawood	Fire Marshall
Joe Smolinski	Deputy City Manager
Cliff Griffin	Code Compliance Officer
Narada Lee	Code Compliance Officer

Call to Order

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

Minutes

Chairman Wilshire called for approval of the August 21, 2017, minutes. Commissioner Hudson made a motion to approve the minutes as presented. Commissioner Knight seconded the motion, which carried by the following vote:

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

Nays: 0

Abstain: 0

Citizen Comments

None

Consent Agenda

SD#17-034: Final Plat of Southpointe Phase 6A

Commissioner Hudson requested that the plat be removed from the Consent Agenda.

Commissioner Hudson requested clarification regarding the comment “the plat substantially conforms to the approved development plan”. Mr. Wright was available to answer his question.

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

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

Nays: 0

Abstain: 0

Other Agenda Items

SD#17-040: Revised Preliminary Plat of Lone Star Heights

After discussion, Commissioner Neuman 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, Mills and Horn

Nays: 0

Abstain: 0

ZC#17-013: Public hearing for a Specific Use Permit for Liquid Waste Processing on approximately 2.498 acres known as Lot 2R1, Block 2 of Mansfield Industrial Park, generally located at 525 S. 6th Avenue

Ben Camacho, representing the applicant, gave an overview of the request and was available to answer questions. Steve Chano, 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.

Dale Kalupa, business owner across the street from the request, spoke in opposition to the request, noting an air quality problem associated with the liquid waste processing, he objects to the expanded use and he has 30 employees that have no choice but to breathe unhealthy air. Phil Jacob, representing 6th Avenue Partners, also located across the street from the request, spoke in opposition to the request, stated that the odor is horrible for all of his employees.

Felipe Wescoup registered in support of the request.

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

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

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

Nays: 1 – Neuman

Abstain: 0

ZC#17-014: Public hearing for a zoning change from C-2 and PR to SF-7.5/18 by Crystal Lake Development, LLC on approximately 30.09 acres out of the Crawford Treese Survey, Abstract #831, Johnson County, Texas, generally located on the west side of S. Main Street, approximately 1,086 feet south of FM 917 on property addressed at 1200 S. Main Street

Roger McInnis, representing the applicant, gave an 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 request. Commissioner Knight seconded the motion, which carried by the following vote:

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

Nays: 0

Abstain: 0

ZC#17-015: Public hearing for a zoning change from 2F, Two Family Residential District to PD, Planned Development District for single-family residential uses on approximately 0.505 acres known as Lots 11 & 12 and a portion of Lot 10, Block 31, Original Town of Mansfield, Tarrant County, Texas, generally located at 305 & 307 W. Kimball Street and 305 S. Second Avenue

Felix Wong, representing the applicant, gave an overview of the request, power point presentation and was available to answer questions. Stoney Short, representing the applicant, was 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, Vice-Chairman Smithee made a motion to approve the request. Commissioner Horn seconded the motion, which carried by the following vote:

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

Nays: 0

Abstain: 0

ZC#17-016: Public hearing for a zoning change from C-2, Community Business District to PD, Planned Development District for commercial uses, with additional use for Campground or Recreational Vehicle Park on approximately 15.115 acres known as Lot 1-R, Block 1 of Eaton Estates Campground, generally located at 1961 Lone Star Road

Craig Turner, the applicant, gave an overview of the request, 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 with the noted deviations and stating that the covers should have stained cedar supports to match the fencing and there should be masonry columns included in the board or board fence along N Main Street. Commissioner Mills seconded the motion, which carried by the following vote:

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

Nays: 0

Abstain: 0

OA#17-002: Public hearing to consider proposed amendments of Section 7200.B of the Zoning Ordinance related to the parking of vehicles such as boats, motor homes, recreational vehicles, campers, trailers and other vehicles on properties with a single-family dwelling, two-family dwelling or townhouse and to provide an exemption to such parking restrictions applicable to certain vehicles in existence before March 2006

Art Wright gave an overview of the request, power point presentation. After concluding his power point presentation, he was available for questions. Ms. Sudbury, Cliff Griffin and Joe Smolinski were also available for questions.

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

Opposition: Bob Pruitt, David Duke, James Mershon, Ben Walsh, Mary Wilson, Jeffrey Nall, Denis Duchene, Jason Arntz, Eileen King, Sherrie Stewart and Robin Moody spoke in opposition to the proposed amendments.

Gene Choate, R.C. Wilson, Kevin Cullers, Tammy Cullers, William Hodges, Bill and Sandy Myrow and Mack Perry submitted cards of opposition and Chris Webster submitted a letter of opposition.

Support: Jocalyn Briggs submitted a card of support.

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

Chairman Wilshire indicated that the 25' vehicle length seemed random and would like to see it changed to 40' or so. Commissioner Mills agreed and recommended a length of 40' and Vice-Chairman Smithee recommended something longer than 25'.

Chairman Wilshire wanted to see the 100' setback from the front property line reduced from 100' to 50'. Vice-Chairman Smithee agreed with a reduction, as did Commissioner Mills, with both members suggesting a reduction to 80'.

Vice-Chairman Smithee suggested that residents still be allowed to park in front of their home, provided that it had a J-swing driveway. Commissioner Mills agreed. Vice-Chairman Smithee and Commissioner Mills also agreed that the 2006 grandfather clause should remain in the ordinance.

Chairman Wilshire would like to see the 15' setbacks from side and rear property lines reduced to match the setback requirements for other structures, as 15' seemed too restrictive.

Vice-Chairman Smithee wants City Council to consider the full cost of implementing the policies being considered in the ordinance. He specifically mentioned storage rental rates and the increased cost of insurance associated with storing your vehicle offsite.

Commissioner Mills wants the ordinance to clearly state the punishments and rewards for non-compliance.

After discussion, Commissioner Mills made a motion to approve the proposed amendment with the following changes: 1) Revise the proposed distance in Section 7200.B.21.c from 100 feet to 80 feet or less from the front property line, 2) no change to Section 7200.B.23 and to continue to allow non-passenger vehicles to park in front of J-swing homes, 3)

Reinstate the March 2006 grandfathering provision in Section 7200.B.25, 4) In Section B.21 and wherever applicable, replace the maximum length of non-passenger vehicles from 25 feet to 40 feet; and 5) include enforcement and penalty provisions in the ordinance. Vice-Chairman Smithee seconded the motion, which carried by the following vote:

Ayes: 5 – Wilshire, Smithee, Neuman, Knight and Mills
Nays: 2 – Hudson and Horn
Abstain: 0

Commissioners took a brief recess at 9:07 p.m. and resumed the meeting at 9:12 p.m.

OA#17-004: Public hearing to consider proposed amendments of Section 7100, 7100.C.2, 7100.D.2 “Temporary Signs Table”, and 7100 of the Zoning Ordinance revising certain sign definitions, revising regulations for promotional signage displays as to quantity and placement of such signs and revising the regulations for real estate signs

Art Wright gave an overview of the ordinance amendments to be considered. After concluding his power point presentation, he was available for questions. Ms. Sudbury, Cliff Griffin and Joe Smolinski were 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.

Chairman Wilshire disagreed with any effort to impose permit fees for commercial real estate signage. He asked Staff to reach out to the Real Estate Commission for their input on permits and fees and language that may help establishing the definition of “in good condition”.

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

Ayes: 6 – Smithee, Neuman, Hudson, Knight, Mills and Horn
Nays: 1 – Wilshire
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: 7 – Wilshire, Smithee, Neuman, Hudson, Knight, Mills and Horn
Nays: 0
Abstain: 0

With no further business, Chairman Wilshire adjourned the meeting at 9:30 p.m.

Wayne Wilshire, Chairman

Delia Jones, Planning & Zoning Secretary