

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

**October 16, 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
Robert Klenzendorf	Commissioner

**Absent:**

None

**Staff:**

Lisa Sudbury	Interim Director of Planning
Shirley Emerson	Planner
Andrew Bogda	Planner
Delia Jones	P&Z Secretary
Scott Lingo	Fire Department

**Call to Order**

Chairman Wilshire called the meeting to order at 6:30 p.m. and welcomed new Commissioner Klenzendorf.

**Minutes**

Chairman Wilshire called for approval of the October 2, 2017, minutes. Vice-Chairman Smithee made a motion to approve the minutes. Commissioner Hudson seconded the motion, which carried by the following vote:

**Ayes: 5** - Wilshire, Smithee, Neuman, Hudson and Mills

**Nays: 0**

**Abstain: 2** – Knight and Klenzendorf

**Citizen Comments**

None

**SD#17-041: Public hearing on a Final Plat of Bower Ranch, Phase 3**

Remington Wheat, representing the applicant, gave a brief overview of the request and 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.

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, Mills and Klenzendorf

**Nays: 0**

**Abstain: 0**

**SD#17-043: Public hearing on a replat to create Lots 4A & 4B, Block 30, Original Town of Mansfield, being a revision of Lot 4, Block 30, Original Town of Mansfield, as recorded in Volume 388-214, Page 16, Plat Records Tarrant County, Texas, addressed at 204 S. 2<sup>nd</sup> Avenue**

Felix Wong, representing the applicant, gave an overview of the request and 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.

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

**Ayes:** 7 – Wilshire, Smithee, Neuman, Hudson, Knight, Mills and Klenzendorf  
**Nays:** 0  
**Abstain:** 0

**SD#17-044: Public hearing on a replat to create Lots 2R1 & 2R2, Block 27, Original Town of Mansfield, being a revision of Block 27, Original Town of Mansfield, as recorded in Volume 63, Page 53, Plat Records Tarrant County, Texas, addressed at 207 S. 2<sup>nd</sup> Avenue**

Felix Wong, 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.

Commissioner Neuman made a motion to approve the replat. Commissioner Hudson seconded the motion, which carried by the following vote:

**Ayes:** 7 – Wilshire, Smithee, Neuman, Hudson, Knight, Mills and Klenzendorf  
**Nays:** 0  
**Abstain:** 0

**ZC#17-021: Public hearing for a change of zoning from C-2 Community Business District to PD Planned Development District for eating place without drive-through service on approximately 2.069 acres located at 1768 & 1770 N. US 287**

Daniel Smith, representing the applicant, gave an overview of the request, power point presentation and was available for questions.

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

Karen Jones stated that her property is behind the zoning request and she has concerns regarding removal of trees as they provide a natural sound buffer and drainage issues will be a problem if the trees are removed. German Galaso stated that his property is also adjacent to the site and the trees do provide a natural sound barrier from Highway 287. He added that he would like to know the construction timeframe and also the restaurants hours of operation.

**Rebuttal**

Mr. Smith stated that construction will take approximately 5-6 months with a projected Fall 2018 opening date; hours of operation will be 10 am to midnight; inlet drains on the northern portion of the property will be installed to handle drainage concerns; dust during construction will be controlled as much as possible and, they are working with TxDot regarding construction and maintenance of curb cuts. Ms. Sudbury stated that she will pass all drainage concerns to the Engineering Department.

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

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

**Ayes:** 7 – Wilshire, Smithee, Neuman, Hudson, Knight, Mills and Klenzendorf  
**Nays:** 0  
**Abstain:** 0

### **Staff Announcements**

Ms. Sudbury updated Commissioners on the following projects: Pond Branch Linear Trail should be complete early 2018; Main Street Lofts has turned in one Certificate of Occupancy for approval at this time and she recommended that each Commissioner tour the project; The Backyard has requested a minor modification of the Development Plan signage (rooftop); Twisted Root, Hypnotic Emporium and Tacos & Avocados will open early 2018.

### **Adjournment**

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

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

**Nays: 0**

**Abstain: 0**

With no further business, Chairman Wilshire adjourned the meeting at 7:15 p.m.

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Wayne Wilshire, Chairman

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Delia Jones, Planning & Zoning Secretary