

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

March 19, 2018

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
Larry Hudson	Commissioner
Kent Knight	Commissioner
Mel Neuman	Commissioner
Gary Mills	Commissioner
Robert Klenzendorf	Commissioner

Absent:

None

Staff:

Lisa Sudbury	Interim Director of Planning
Andrew Bogda	Planner
Delia Jones	P&Z Secretary
Clay Cawood	Fire Marshal
Joe Smolinski	Deputy City Manager
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 March 5, 2018, minutes. Commissioner Hudson made a motion to approve the minutes. Vice-Chairman Smithee 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

Consent Agenda

SD#18-006: Final Plat of Lots 1-3, Block 1, Vistas of Walnut Ridge

Chairman Wilshire removed the plat from the consent agent in order for Commissioners to ask questions and add comments.

Felix Wong, representing the applicant, stated that the plat is in compliance with the site plan and he was available for questions.

After discussion regarding future cross access as well as temporary access for the Fire Department, Vice-Chairman Smithee made a motion to approve the plat 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

SD#18-003: Public hearing on a replat to create Lots 12R-1 and 12R-2, Block 1, Fielderdale Farms

The applicant was not available.

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 Mills seconded the motion, which carried by the following vote:

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

Nays: 0

Abstain: 0

ZC#18-005: Public hearing Assigning PD Planned Development District zoning for single-family residential uses to approximately 34.149 acres and PR Pre-Development District zoning to approximately 1.995 acres, altogether totaling approximately 36.144 acres of land situated in the Edward West Survey, Abstract No. 917, and the Seth M. Blair Survey, Abstract No. 72, Johnson County, TX, generally located south of Ellis Street (CR 516) and west of Hardy Street (CR 623)

Ben Leudtke, representing the applicant, gave a brief overview of the request and was available for questions. Aaron Duncan, also representing the applicant, gave a power point presentation 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.

After discussion regarding crossing an existing gas line easement, Commissioner Knight made a motion to approve the request with the condition that the applicant provide written documentation from the gas line operators consenting to the development, particularly the street and trail crossing of the easements as proposed. Vice-Chairman Smithee seconded the motion, which carried by the following vote:

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

Nays: 0

Abstain: 0

ZC#18-006: Public hearing on a change of zoning from SF-7.5/12, Single-Family Residential District to PD, Planned Development District for single-family residence use on approximately 0.41 acres located at 508 W. Kimball Street

Ben Hartman, the applicant, gave a brief overview of the request, noting that PD zoning is required in order to accommodate his new single-family home with a two-story accessory building and will complement the Historic Mansfield redevelopment efforts. He 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 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#18-008: Public hearing for a change of zoning from PD, Planned Development District to PD, Planned Development District for retail and commercial uses for property known as Lot 1, Galloway Addition, and approximately 30.7586 acres out of the H. Odele Survey, Abstract No. 1196 and John Robertson Survey, Abstract No. 1317, Tarrant County, TX, totaling approximately 33.7616 acres generally located at the southeast corner of US 287 and E. Broad Street and the west side of N. Mitchell Road

Hector Leon, 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.

After discussion, Commissioner Neuman made a motion to approve the request with the condition that all outstanding staff comments and TXDOT-related comments are adequately addressed. 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

Commissioner Announcements

Commissioner Neuman noted the passing of long-time Mansfield resident, former City Council member and friend, Mack Moody. Chairman Wilshire requested that Staff and City Council consider amending the regulations that pertain to permissible accessory buildings on residential lots. He added that he would like to see a correlation between lot size and the permissible square footage of an accessory building. He also suggested the use of a sliding scale.

Staff Announcements

None

Adjournment

Commissioner Hudson made a motion to adjourn the meeting. Commissioner Mills 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 7:21 p.m.

Wayne Wilshire, Chairman

Delia Jones, Planning & Zoning Secretary