

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

April 2, 2018

Chairman Wilshire called the meeting to order at 6:31 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
Larry Hudson	Commissioner
Kent Knight	Commissioner
Mel Neuman	Commissioner
Gary Mills	Commissioner

Absent:

Cory Smithee	Vice-Chairman
Robert Klenzendorf	Commissioner

Staff:

Lisa Sudbury	Interim 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 6:31 p.m.

Minutes

Chairman Wilshire called for approval of the March 19, 2018, minutes. Commissioner Knight made a motion to approve the minutes. Commissioner Hudson seconded the motion, which carried by the following vote:

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

Nays: 0

Abstain: 0

Citizen Comments

None

Consent Agenda

SD#18-001: Final Plat of Lone Star Heights

Commissioner Hudson made a motion to approve the plat as presented. Commissioner Knight seconded the motion which carried by the following vote:

Ayes: 5 – Wilshire, Neuman, Hudson, Knight and Mills

Nays: 0

Abstain: 0

ZC#18-004: Public Hearing on a zoning change from SF-7.5/16, Single-Family Residential District, SF-8.4/18, Single-Family Residential District, SF-12/22, Single-Family Residential District and C-2, Community Business District to PD, Planned Development District for Single-Family Residential, Townhouse and Commercial Uses or some intermediate zoning classification on approximately 714.5 acres, generally located east of FM 917, approximately 1,200 feet west of South Main Street, approximately 350 feet north of English Trail, west of FM 917, being northwest from the intersection of FM 917 and Mesquite Drive and east of Jessica Drive

Ben Leudtke, representing the applicant, gave an 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 40' wide lots, landscaping around the gas well, alleys, small green/open spaces, parking, and minimum square feet and price of homes, Commissioner Neuman made a motion to approve the request with the condition that the applicant provide written documentation from the gas line operators and pipeline operators consenting to the development that affects their facilities; and Exhibits C-2, D-1, D-2 and F-5 have been updated in the 11"x17" pages and these updates must be incorporated into the 8.5'x11' exhibits which are attached to the proposed Planned Development District Standards. Commissioner Knight seconded the motion. Before the vote was taken, Commissioner Knight stated that screening the gas well pad sites was not addressed. Commissioner Neuman stated that he would like to amend his motion to include adding the screening comment with evergreen shrubs to meet the ordinance requirements. Commissioner Mills moved to amend the motion to remove the 40' wide lots and replace them with at least 50' wide lots. Commissioner Hudson seconded Mills' motion. Hudson, Mills, Wilshire voted to approve the amendment. Knight and Newman voted nay. The amendment was approved. They then took a vote on the new motion and it was approved 4-1-0 with Knight voting nay:

Ayes: 4 – Wilshire, Neuman, Hudson, and Mills

Nays: 1 - Knight

Abstain: 0

Commissioner Announcements

Chairman Wilshire wanted to know who approves tree removal permits, what is the status of the fence at Miller and Cannon, what happened to Service Pro at Mouser and US 287 and what happened to the townhouses on South Main. Staff responded that the Landscape Administrator within the Planning Department approves tree removal permits. The fence at Miller and Cannon has been referred to the Attorneys. To date, a permit for Service Pro has not been received. The town house deal did not make and they will not be coming forward.

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: 5 – Wilshire, Neuman, Hudson, Knight and Mills

Nays: 0

Abstain: 0

With no further business, Chairman Wilshire adjourned the meeting at 7:46 p.m.

Wayne Wilshire, Chairman

Delia Jones, Planning & Zoning Secretary