

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

**April 16, 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
Art Wright	Planner
Delia Jones	Planning & Zoning Secretary
Sammy Cox	Fire Department
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 April 2, 2018, minutes. Commissioner Mills made a motion to approve the minutes as presented. Commissioner Knight seconded the motion, which carried by the following vote:

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

**Nays:** 0

**Abstain:** 2 – Smithee and Klenzendorf

**Citizen Comments**

None

**Consent Agenda**

**SD#18-010: Final Plat of Lots 1 and 2, Block 1, 7-Eleven Addition**

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 Klenzendorf

**Nays:** 0

**Abstain:** 0

**ZC#18-009: Public Hearing on a zoning change from C-2, Community Business District to PD, Planned Development for C-2 uses on approximately 11.867 acres located at 1200 FM 157**

Gary Riner, 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.

Commissioner Neuman made a motion to approve the request as presented. 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#18-010: Public Hearing on a zoning change from PR, Pre-Development District and SF-12/22, Single-Family Residential District to PD, Planned Development District for single-family residential uses on approximately 68.543 acres out of the James McDonald Survey, Abstract #997, Tarrant County, Texas, generally located west of Gertie Barrett Road and north of Linda Jobe Middle School, on property addressed at 2789 Gertie Barrett Road**

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.

Dennis Duchene, James Mershon, Tamera Bounds and Darryl Ward spoke in opposition to the request noting traffic concerns on Gertie Barrett and Turner Warnell; noise from the railroad, the project was too dense for the area, traffic, lot deviations, residential height restriction on the north property line, wood fence would not be conducive to livestock and the proposed parkland. Doug Black and Debbie Black registered in opposition to the request

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

After discussion, Commissioner Neuman made a motion to approve the request with the following conditions: 1) build the 4-lane connector to Main Street within the first 6 months of construction of the subdivision; 2) the northern fence to be maintained by the HOA; 3) require the approval of TxDOT for the entrance at N. Main Street; and 4) suggested the traffic engineer be available at City Council to discuss traffic solutions.. The motion died for lack of a second.

Commissioner Hudson made a motion to deny the request. Vice-Chairman Smithee seconded the motion which carried by the following vote:

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

**ZC#18-012: Public Hearing and review of a Concept Plan for a future change of zoning from C-2, Community Business District to PD, Planned Development District for Single-Family detached and attached residential on approximately 23.5 acres out of the S. Callender, Abstract #359, Tarrant County, Texas, generally located west of FM 157, 786 feet north of House Road at 1300 FM 157**

Jason Flory, representing the applicant, gave an overview of the request and was available for questions. Ryan Griffis, also representing the applicant, was available for questions.

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

Alma Pressley and John Pressley spoke in opposition to the request, regarding their concerns about this type of rental property in Mansfield, traffic and speed on Hwy 157 and the dangers of children walking to and from school in this area. Cindy Pressley registered in opposition to the request.

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

After review and discussion, Ms. Sudbury stated that the Concept Plan did not require a vote, however Commissioner feedback was necessary so that the applicant can amend the plan and send it to City Council for their meeting on May 14, 2018,

**Other Agenda Items**

**SD#17-045: Consideration of an extension of the expiration date for a Preliminary Plat of The View at the Reserve**

Matt Moore, representing the applicant, gave a brief overview of the request and was available for questions.

Commissioner Neuman made a motion to approve the extension for 12 months. 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**

None

**Staff Announcements**

None

**Adjournment**

Commissioner Knight made a motion to adjourn the meeting. 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

With no further business, Chairman Wilshire adjourned the meeting at 8:43 p.m.

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Wayne Wilshire, Chairman

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Delia Jones, Planning & Zoning Secretary