

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

**June 4, 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
Larry Hudson	Commissioner
Kent Knight	Commissioner
Mel Neuman	Commissioner
Gary Mills	Commissioner
Robert Klenzendorf	Commissioner

**Absent:**

Cory Smithee	Vice-Chairman
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**Staff:**

Lisa Sudbury	Interim Director of Planning
Shirley Emerson	Planner
Delia Jones	Planning & Zoning Secretary
Clay Cawood	Fire Marshal

**Call to Order**

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

**Minutes**

Chairman Wilshire called for approval of the May 21, 2018, minutes. Commissioner Knight made a motion to approve the minutes. Commissioner Mills seconded the motion, which carried by the following vote:

**Ayes: 4** - Wilshire, Neuman, Knight and Mills

**Nays: 0**

**Abstain: 2** – Hudson and Klenzendorf

**Citizen Comments**

None

**DS#18-003: Review and consideration of the Detailed Site Plan for Texas Health Resources Hospital at SouthPointe by Texas Health Resources on approximately 38.236 acres, generally located east of US Hwy 287 and south of Lone Star Road**

Levi Schmidt, Sr. Project Manager for Texas Health Resources and Derik Hernandez and Jennifer Cull, Beck Architecture, representing the applicant, gave an overview of the request, power point presentation and were 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 subject to staff approval of a future sign plan consistent with C-2 zoning, directional signage and State-mandated emergency signage. Commissioner Hudson seconded the motion which carried by the following vote:

**Ayes: 6** – Wilshire, Hudson, Neuman, Knight, Mills and Klenzendorf

**Nays: 0**

**Abstain: 0**

**ZC#18-007: Public Hearing for a change of zoning from C-2 Community Business District to PD Planned Development District for mobile food unit sales, outdoor dining, outdoor stage/live entertainment, bar, special event and office uses on approximately 0.7495 acres located at 107 Walnut Street**

Shane Farrar, the applicant and Brad Russell, contractor, gave an overview of the request and were 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.

Commissioners expressed concerns relating to the following; not providing a masonry wall adjacent to single-family occupied homes, the distance from the church on First Street; the lack of parking; felt outdoor entertainment was unrealistic; does not meet the fire lane, fire hydrant or access requirements; lack of clarification on the plan as detailed in the staff report; thought it was a cool idea but lack of information and ambiguity; need a mobile ordinance in place before we try to approve one site; is it safe; and most concerned about sound and stage and lack of parking.

After discussion, Commissioner Mills made a motion to deny the request. Commissioner Knight seconded the motion which carried by the following vote:

**Ayes:** 6 – Wilshire, Hudson, Neuman, Knight, Mills and Klenzendorf  
**Nays:** 0  
**Abstain:** 0

**ZC#18-013: Public Hearing for a change of zoning from PR, Pre-Development District to PD, Planned Development for Single-Family Attached Townhomes on approximately 3.56 acres situated in the James Grimsley Survey, Abstract No. 578, generally located at 1802 Mansfield Webb Road**

Felix Wong, 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.

James Johnston, Dayton Macatee and Terrance Jobe spoke in support of the request. Tamera Bounds registered in support.

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

Commissioners expressed the following concerns: was it rental property; why less than 80% masonry; frustrated with deviations; parking will be a problem; do owners maintain their own backyards; did not think the 1,800 square foot minimum was doable; concerned about size of lots; good looking product; all agreed that the issues could be remediated.

After discussion, Commissioner Neuman made a motion to deny the request. Commissioner Klenzendorf seconded the motion which carried by the following vote:

**Ayes:** 4 – Wilshire, Hudson, Neuman and Klenzendorf  
**Nays:** 2 – Knight and Mills  
**Abstain:** 0

**Commissioner Announcements**

Commissioners agreed that the city has tough standards and they should be followed.

**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:** 6 – Wilshire, Hudson, Neuman, Knight, Mills and Klenzendorf  
**Nays:** 0  
**Abstain:** 0

With no further business, Chairman Wilshire adjourned the meeting at 7:53 p.m.

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Wayne Wilshire, Chairman

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Delia Jones, Planning & Zoning Secretary