

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

May 7, 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	Planning & Zoning Secretary
Joe Smolinski	Deputy City Manager
Sammy Cox	Fire Department
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 April 16, 2018, minutes. Vice-Chairman Smithee made a motion to approve the minutes as presented. 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

Citizen Comments

None

Consent Agenda

SD#17-009: Final Plat of Lot 1, Mansfield Park at Walnut Creek Addition

Commissioner Hudson 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

At this time, Chairman Wilshire changed the order of the agenda.

SD#18-011: Public Hearing on a replat to create Lots 1R & 2R, Block 40, Original Town of Mansfield

Nelda Patton, 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 Mills made a motion to approve the request. 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

ZC#17-022: Public Hearing to consider a change of zoning from PR, Pre-Development District and C-2, Community Business District to PD, Planned Development District for single-family residential uses on approximately 52.1225 acres situated in the Esquire Hendricks Survey, Abstract #659 and the William H. Herrall Survey, Abstract #724 and approximately 10.4597 acres situated in the Esquire Hicks Survey, Abstract #659, altogether totaling approximately 62.7195 acres generally located on the west side of Callender Road, north of the MISD Center for the Performing Arts, and southeast of the Woodland Estates subdivision

Charles Debrell, representing the applicant, gave a power point presentation, overview of the request and was available for questions. John Pierret and Felix Wong were also available to answer questions.

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

Bill Glacken, Charles Marinean, Lori Flynn, Lance Irwin, Blake Axen, Christina Drauden, Breana Chan, Rick Beaty and Chris Hamilton spoke in opposition to the request. Richard Dill and Tamera Bounds gave a power point presentation and also spoke in opposition to the request noting the loss of trees, small homes on small lots, drainage will be a constant concern, noise and odors from the gas well site, additional traffic and are the schools prepared for additional students, .

Chairman Wilshire read the following non-speaker cards in opposition to the request: Susan Johnson, Ambre Richards, Britney and Jerad Parker, Joe Whitmore, Eric Vorsic, Erin Robertson, Sonya Jones, Martha Fernald, Bill Daneke, Doris Daneke, Michelle Stroer, Dennis Stroer, Paul and Jan Duncan, Beverly Crouch, Steve Williams, Diane Lindsey, Arnold Treadway, John, Keri and Hayden Guerin, Lisa Schuler, Carl Roberts, Pamela H. Tietze, Gary and Donna Scott, Kadee Williams, Angela Dill, Mark Britton, Alison Britton, Candace Romero-Axen, Al Maldonado, Bryce and Mandy Davis, Thao Nguyen, Cynthia Brown, Kathy Cunningham, Diannla Brightbill, Jennifer Haynes, Dan and Sue Jurchenko, Joe Haynes, Stephen Dragoo, Peter Drauden, Tommy Boykin, Krista Dragoo

Rebuttal

Mr. Debrell stated that home values will be \$330K and up, compressor noise is an issue and he has spoken with the Eagleridge representative, the north pad will be shuttered and will become a buffer, Hog Pen Branch has been improved and can handle drainage concerns and Meriwether is on the Thoroughfare Plan for future improvements. Mr. Pierret stated that all ordinances have been followed for this design, due to the location of the compressor, he is unclear as to why there would be any sound issues and all rules will be followed and this will be a quality project. Mr. Wong stated that Meriwether will be a collector street and is on the Thoroughfare Plan, gas well regulations are policies adopted by City Council and new growth such as M3 Ranch, Southpointe and Somerset, are all full of gas well sites.

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

Commissioner Neuman made a motion to deny the request as presented. 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

Commissioners Hudson and Klenzendorf stated that they will not be able to attend the May 21, 2018 meeting.

Staff Announcements

None

Adjournment

Commissioner Hudson made a motion to adjourn the meeting. Commissioner Klenzendorf 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 8:15 p.m.

Wayne Wilshire, Chairman

Delia Jones, Planning & Zoning Secretary