

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

**May 21, 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
Kent Knight	Commissioner
Mel Neuman	Commissioner
Gary Mills	Commissioner

**Absent:**

Larry Hudson	Commissioner
Robert Klenzendorf	Commissioner

**Staff:**

Lisa Sudbury	Interim Director of Planning
Art Wright	Planner
Delia Jones	Planning & Zoning Secretary
Clay Cawood	Fire Marshal
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 May 7, 2018, minutes. Commissioner Knight made a motion to approve the minutes. Vice-Chairman Smithee seconded the motion, which carried by the following vote:

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

**Nays: 0**

**Abstain: 0**

**Citizen Comments**

None

**SD#18-013: Public hearing on a replat to create Lots 14AR-1, 14AR-2 and 14AR-3, Block 47, Mansfield Addition**

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.

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

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

**Ayes: 5** – Wilshire, Smithee, Neuman, Knight and Mills

**Nays: 0**

**Abstain: 0**

**ZC#18-014: Public Hearing for a change of zoning from PR, Pre-Development District to PD, Planned Development District for single-family residential uses on approximately 15.08 acres situated in the A.N. Curry Survey, Abstract #332 and the Henry Brandenburg Survey, Abstract #129, generally located on the west side of Day Miar Road and the south side of Grand Meadow Boulevard**

Noah Flabiano, 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.

J.R. Collins spoke in support of the request

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

Commissioners expressed concerns relating to small side yards, small lots, cramming too much on too little property and a lot of deviations from a base zoning district.

After discussion, Vice-Chairman Smithee made a motion to approve the request as presented. Commissioner Knight seconded the motion which failed by the following vote:

**Ayes:** 2 – Smithee and Knight  
**Nays:** 3 – Wilshire, Neuman and Mills  
**Abstain:** 0

**ZC#18-015: Public Hearing for a change of zoning from C-2, Community Business District to PD, Planned Development for senior living uses on property known as Lots 6-9, Block 1, Matlock Center Addition and approximately 4.15 acres out of the Henry McGhee Survey, Abstract #998, totaling 6.56 acres located at 1107-1110 Alexis Court, 1701 Country Club Drive and 2273 Matlock 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.

Malorie Dodson stated that the 3-story building is massive and too much is being built into a small area and she is opposed to the project. Marino Serramo stated that he is opposed to the project because it will lower the value of his property. Robert Jackson stated that he is also opposed to the project noting congestion, lower property values and too much into a small space.

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

The Commission expressed concerns about the density, the height, an insufficient buffer between single-family and multi-family, the number of small units, the amount of parking, the lowering of the masonry standards, the setbacks to car ports and garages, masonry fence requirements, access from Alexis Court and who will live in the project and what age?

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

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

**OA#18-001: Discussion on possible regulations governing Mobile Food Trucks and Food Truck Courts**

Mr. Wright gave a power point presentation as well as a very informative overview of Mobile Food Trucks and Food Truck Courts. He stated that under the City's current open vending regulations, mobile vending of any type of food or merchandise from a vehicle is prohibited and Food trucks are only permitted in conjunction with a special event. Mr. Wright listed the considerations such as location, the number of units and length of stay, hours of operation, parking, approval process, signage, lighting, maintenance, restrooms and other types of mobile vending.

**Commissioner Announcements**

Commissioner Neuman stated that there will be a gathering at Skyview Cemetery on Highway 1187 on Memorial Day, Monday, May 28, 2018 at noon to honor veterans.

**Staff Announcements**

None

### **Adjournment**

Commissioner Mills made a motion to adjourn the meeting. Vice-Chairman Smithee seconded the motion which carried by the following vote:

**Ayes: 5** – Wilshire, Smithee, Neuman, Knight and Mills

**Nays: 0**

**Abstain: 0**

With no further business, Chairman Wilshire adjourned the meeting at 8:32 p.m.

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Wayne Wilshire, Chairman

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Delia Jones, Planning & Zoning Secretary