

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

July 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
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
Joe Smolinski	Deputy City Manager
Bart VanAmburgh	Director of Public Works
Raymond Coffman	City Engineer
Jeff Price	Director of Water Utilities

Call to Order

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

Minutes

Chairman Wilshire called for approval of the June 18, 2018, minutes. Commissioner Hudson made a motion to approve the minutes as presented. Commissioner Knight seconded the motion, which carried by the following vote:

Ayes: 6 - Wilshire, Hudson, Knight, Mills and Klenzendorf
Nays: 0
Abstain: 0

Citizen Comments

None

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

ZC#18-017: Public Hearing for a change of zoning from C-2 Community Business District to PD Planned Development District for auto parts or accessory sales (indoor) uses on approximately 0.982 acres located at 1591 FM 157

Brandon Waldrum, representing the applicant, gave an overview of the request, power point presentation and was available for questions. David Tipton, also representing 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.

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

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

Public Hearing and Consideration of the proposed Water and Wastewater Master Plan update

Andrew Franko, representing Freese and Nichols, gave a power point presentation, overview of the 2017 Water and Wastewater Master Plan, thorough explanation of the Master Planning Process and was available for questions.

After discussion, Commissioner Neuman made a motion to approve the Water and Wastewater Master Plan and forward to City Council for approval on August 13, 2018. Commissioner Hudson seconded the motion which carried by the following vote:

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

Mazen Kawasmi, also representing Freese and Nichols, gave a power point presentation, overview of the Water and Wastewater Impact Fee Study (draft) and was available for questions. Mr. VanAmburgh and Mr. Price were available to answer questions.

No vote was required.

SD#15-054: Public Hearing on a Final Plat of Pemberley Estates Phase 2 and Lot 81X-R, Block 7, Bower Ranch Phase 2

Dayton Macatee, 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.

After discussion, Commissioner Neuman made a motion to approve the plat as presented. Commissioner Hudson seconded the motion which carried by the following vote:

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

Commissioner Announcements

Commissioner Hudson had a question regarding poles in front of the Denny's Restaurant in front of the stadium. Ms. Sudbury stated that the poles will be removed and a monument sign will be placed at that location. Commissioner Klenzendorf inquired about the possibility of a tour of the water treatment plant. Mr. Price gave Commissioners his office number and stated that a tour would be scheduled.

Staff Announcements

Ms. Sudbury stated that the next meeting will be on August 6, 2018 and will include a work session with City Council at 5:00 p.m. She noted that the topics of discussion will be Food Trucks and 12/22 zoning.

Adjournment

Commissioner Hudson made a motion to adjourn the meeting. Commissioner Knight 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 7:47 p.m.

Wayne Wilshire, Chairman

Delia Jones, Planning & Zoning Secretary