

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

August 6, 2018

Chairman Wilshire called the meeting to order at 5:03 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
Andrew Bogda	Planner
Delia Jones	Planning & Zoning Secretary
Scott Lingo	Fire Department
Joe Smolinski	Deputy City Manager

Call to Order

Chairman Wilshire called the meeting to order at 5:03 p.m.

Joint Work Session with the City Council in the Multi-Purpose Room at City Hall:

- A. Discussion Regarding Food Truck Regulations
- B. Discussion Regarding 12/22 Zoning Issues
- C. Discussion Regarding Legal Issues Associated with Zoning
- D. Discussion Regarding Vested Rights
- E. Discussion Regarding Various Zoning Issues

Recess into Executive Session at 6:32 p.m.

Adjourn Executive Session at 6:45 p.m.

Reconvene into Regular Meeting in the Council Chambers at 6:54 p.m.

Minutes

Chairman Wilshire called for approval of the July 16, 2018, minutes. Commissioner Knight made a motion to approve the minutes 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

Citizen Comments

None

At this time, Chairman Wilshire removed SD#18-012 from the Consent Agenda for discussion

SD#18-012: Final Plat of Queensgate

Chairman Wilshire had a question regarding the two open space lots appearing to look like one lot. Mr. Wright explained that in addition to the green space lot (Lot 32-X) adjacent to the creek, the median in the enhanced entryway counted as the second open space lot.

Vice-Chairman Smithee made a motion to approve the plat. 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#18-011: Public Hearing for a change of zoning from C-2 Community Business District to PD Planned Development District for Single Family Attached Townhomes on approximately 0.885 acres out of Lot 4, Block 1, Cooper Square and approximately 7.155 acres out of the T.O. Harris Survey, Abstract No. 645, totaling approximately 8.05 acres located at 1400-1420 Turner Warnell Road

Felix Wong, planning consultant and Jack Romigh, architect, gave an overview of the request, power point presentation and were available to answer questions.

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

Hector Escamilla, Mark Fueling, Dana Hammack, Asilme Montemayor, Ty Williams and John Hardge spoke in support of the request.

Sue Ochsner, Louis Arrivillaga, Erin Arrivillaga, Adele Lindar, Shauna Friend, Angela Martin, Phillip Worobey, Migiel Aure, Anthony Lamontia, Tracey Collins and Tamera Bounds spoke in opposition of the request. Chairman Wilshire read for the record the following cards of opposition: Don Ochsner, Pablo Orellana, Ann Cooper, Barbara George, Marah Loglah, Dayse Orellana, Jennifer Orellana, Carol Denise Rodrigues, Matthew Steele, Moacir Rodrigues, Robert Rodriguez, Jenny Rodriguez, Margaret Steele, Kelly Lamantia, Ashlee Newson, Kristen Fleming Wood, David Martin, Pamela Meyer, Jeffrey Meyer, Lance Irwin, Kimberly Wallace, William Wallace, Houston Mitchell, John M. Collins Jr. and Teresa Robbins.

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

Rebuttal

Mr. Wong stated that quality townhomes are being proposed and he understands the traffic congestion concerns, however, Turner Warnell Road will be 4-lanes very soon.

After discussion regarding density, traffic congestion, overcrowding the school system, lack of adequate space between garages and alley, drainage issues and lack of green space, Commissioner Neuman made a motion to deny the request. Commissioner Hudson seconded the motion which carried by the following vote:

Ayes: 7 – Wilshire, Smithee, Hudson, Neuman, Knight, Mills and Klenzendorf
Nays: 0
Abstain: 0

ZC#18-018: Public Hearing for a request for a Specific Use Permit for Eating Place with Drive-Through Service on approximately 1.28 acres out of the Jacob Back Survey, Abstract No. 126, generally located on the north side of E. Broad Street, the east side of Cannon Drive and the west side of SH 360

Scott Brown, representing the applicant, gave an overview of the request, power point presentation and was available to answer questions. Sarah Scott, project engineer, was also available to answer 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 Hudson made a motion to approve the request with the condition that the 7 ft x 60 ft visibility triangle be moved to the intersection of the drive approach and the new front property line in accordance with the requirements of the Engineering Department. Commissioner Mills seconded the motion which carried by the following vote:

Ayes: 6 – Smithee, Hudson, Neuman, Knight, Mills and Klenzendorf
Nays: 1 - Wilshire
Abstain: 0

Commissioner Announcements

Chairman Wilshire thanked Jeff Price for taking Commissioners on a tour of the Water Treatment Plant.

Staff Announcements

None

Adjournment

Commissioner Hudson made a motion to adjourn the meeting. 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

With no further business, Chairman Wilshire adjourned the meeting at 8:47 p.m.

Wayne Wilshire, Chairman

Delia Jones, Planning & Zoning Secretary