

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

**August 20, 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
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 August 6, 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: 7** - Wilshire, Smithee, Neuman, Hudson, Knight, Mills and Klenzendorf

**Nays: 0**

**Abstain: 0**

**Citizen Comments**

None

*Chairman Wilshire changed the order of the agenda.*

**ZC#18-019: Public Hearing for a change of zoning from PR, Pre-Development District to OP, Office Park District on approximately 0.647 acres out of the Joab Watson Survey, Abstract No. 1632, located at 4451 E. Broad Street**

Bob Blackwelder, representing the applicant, gave an overview of the request and was available to answer questions.

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

Scot Reed spoke in opposition to the request, noting traffic concerns and will his street be used as a cut thru to the proposed development. Shagrand M. Traveler, HOA President for Bankston Meadows, stated that she has met with families living in her neighborhood and in addition to bringing more traffic to the area, Bankston Meadows does not support the request.

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

After discussion, Vice-Chairman Smithee made a motion to approve 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

**SD#18-004: Public Hearing on a replat to create Lots 1R, 2R, 3R1, 3R2, 4R1, 4R2, 4R3, 5R, 6R1, 6R2, 6R3, 6R4, 7R, 8R, 9R, 10R, 11R through 12, Block 1, The Shops at Broad Street**

The applicant was not available. Ms. Sudbury gave a brief overview of the request and answered 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 Neuman made a motion to approve the plat. 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

**Commissioner Announcements**

Vice-Chairman Smithee asked about truck traffic on Main Street and Ms. Sudbury responded that there is an item on the City Council agenda for Third and Final Reading on Monday, August 27, and if approved, it will amend the Code of Ordinances for Designated Truck/Commercial Routes by removing a section of Main Street from the Truck Route and will be adding W. Debbie Lane and FM 157 as Truck Routes and adding Mouser Way, a portion of S. Main Street, Industrial Boulevard and S. 2<sup>nd</sup> Avenue as Commercial Delivery Routes. Chairman Wilshire stated that the Star Center Grand Opening will be on Thursday, August 30 at 5:00 p.m.

**Staff Announcements**

None

**Adjournment**

Commissioner Mills made a motion to adjourn the meeting. 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

With no further business, Chairman Wilshire adjourned the meeting at 6:55 p.m.

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Wayne Wilshire, Chairman

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Delia Jones, Planning & Zoning Secretary