

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

**October 1, 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
Robert Klenzendorf	Commissioner
Tamera Bounds	Commissioner

**Absent:**

None

**Staff:**

Lisa Sudbury	Interim Director of Planning
Andrew Bogda	Planner
Delia Jones	Planning & Zoning Secretary
Clay Cawood	Fire Marshal
Joe Smolinski	Deputy City Manager
Raymond Coffman	City Engineer
David Boski	Assistant Director of Public Works/Eng

**Call to Order**

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

Chairman Wilshire introduced Commissioner Bounds and read a letter of resignation from Commissioner Hudson due to the illness of a family member.

Chairman Wilshire stated that all comments from applicants, applicant representatives and speakers will be limited to 5 minutes.

**Minutes**

Chairman Wilshire called for approval of the September 17, 2018, minutes. Commissioner Knight made a motion to approve the minutes as presented. Commissioner Klenzendorf seconded the motion, which carried by the following vote:

**Ayes: 4** - Wilshire, Neuman, Knight and Klenzendorf

**Nays: 0**

**Abstain: 2** – Smithee and Bounds

**Citizen Comments**

None

**SD#18-032: Public Hearing on a replat to create Lot 1R1A and Lot 3, Block 1, Lee's Broad Addition**

The applicant was not available. Ms. Sudbury gave a brief overview of the request.

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 replat. Commissioner Knight seconded the motion, which carried by the following vote:

**Ayes: 6** - Wilshire, Smithee, Neuman, Knight, Klenzendorf and Bounds

**Nays: 0**

**Abstain: 0**

**ZC#18-021: Public Hearing for zoning change from PR, Pre-Development District to PD, Planned Development District for I-1, Light Industrial uses on approximately 241.69 acres, generally located at the northwest corner of Lone Star Road and S. Miller Road; the northeast corner of Britton Road and S. Miller Road; and south of Lone Star Road and Britton Road approximately 660 feet east of SH 360 and approximately 1500 feet west of S. Holland Road**

Clayton Strolle, representing the applicant, gave an overview of the request, power point presentation and video presentation of the proposed buildings and future roadways. He stated that the development will consist of seven buildings and constructed in 3 phases. He also noted that he is currently working with staff on truck traffic, drainage and showed a list of potential tenants. Rob Miller, Kent Newsom and Scott Meyer, also representing the applicant, spoke in support of the request noting the need for this type of state of the art distribution center.

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

Dan Massey, Jim Wagon, Kathleen Francis, Samuel Francis, Mark Rickerman, Shannon Landry, David Branch, John Johnston, Rodney Black, Shelia Favor, Daniel Lopez, Wayne Lee, Sean Fanning, Sandy Morton, Brian Avirett and Tobi Fadeyi spoke in opposition to the request, noting increased truck traffic, type and size of buildings, hours of operation, location of buildings, drainage, noise, air quality, median breaks, utilities, lighting, decrease in property values and noise from the train.

Katherine Hogan, John Powell, Lauren Gillard, Hal Morton, Steve Wurst, Samuel Byrd, Frank Massey and Mark Burckhard registered in opposition to the request. A letter of opposition was submitted by the Britton Cemetery Association

**Rebuttal**

Mr. Strolle stated that conceptual approval from Oncor has not yet been provided, the Traffic Impact Analysis has not yet been accepted, proposed roadway alignments for Lone Star Road and Heritage Parkway have not been reviewed for compliance and they will have a plan for erosion control on the cemetery property.

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

Chairman Wilshire read a list of outstanding Staff review comments from the Engineering Department.

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

**Ayes: 6** - Wilshire, Smithee, Neuman, Knight, Klenzendorf and Bounds

**Nays: 0**

**Abstain: 0**

**Commissioner Announcements**

None

**Staff Announcements**

None

**Adjournment**

Commissioner Knight made a motion to adjourn the meeting. Commissioner Klenzendorf seconded the motion which carried by the following vote:

**Ayes: 6** – Wilshire, Smithee, Neuman, Knight, Mills and Klenzendorf

**Nays: 0**

**Abstain: 0**

With no further business, Chairman Wilshire adjourned the meeting at 8:09 p.m.

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Wayne Wilshire, Chairman

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Delia Jones, Planning & Zoning Secretary