

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

October 15, 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
Art Wright	Planner
Delia Jones	Planning & Zoning Secretary
Scott Lingo	Acting Fire Marshal
Joe Smolinski	Deputy City Manager
Raymond Coffman	City Engineer

Call to Order

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

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 October 1, 2018, minutes. Vice-Chairman Smithee made a motion to approve the minutes as presented. Commissioner Bounds seconded the motion, which carried by the following vote:

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

Nays: 0

Abstain: 0

Citizen Comments

None

SD#18-005: Public Hearing on a replat to create Lots 1R, 2 & 3, Block 1, Hunters Pointe Addition

Gavin Callaway, representing the applicant, was available for questions.

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

Danny Ray registered in support of the request.

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

Commissioner Neuman 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#17-010: Public hearing for a change of zoning from PR Pre-Development District and I-1 Light Industrial District to PD Planned Development District for I-1 Light Industrial uses on approximately 155.223 acres out of the J. Wheeler Survey, Abstract No. 571, Johnson Co, TX, generally located at the southeast corner of Easy Drive & 7th Avenue and 14.395 acres out of the W. Styles Survey, Abstract No. 791, Johnson Co, TX, generally located at the northwest corner of Hanks Drive & 7th Avenue, altogether totaling approximately 169.618 acres

Richard Nevins, 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 request with the recommendation that concrete be used for the open storage surfaces rather than gravel or asphalt. Commissioner Klenzendorf seconded the motion, which carried by the following vote:

Ayes: 6 - Wilshire, Smithee, Neuman, Knight, Klenzendorf and Bounds
Nays: 0
Abstain: 0

ZC#18-020: Public hearing for a change of zoning from PR Pre-Development District and I-1 Light Industrial District to PD Planned Development District for single-family residential and C-2 Community Business uses on approximately 185.644 acres out of the BBB & CRR Survey, Abstract No. 83, the A. Bedford Survey, Abstract No. 60, and the P. George Survey, Abstract No. 299, Johnson County, Texas, generally located at 1601 & 1651 Bedford Street and 1621 Lone Star Road

Jerry Sylo, representing the applicant, gave an overview of the request, power point presentation and was available for questions. Clayton Snodgrass, representing the developer, continued the power point presentation and was also 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, Vice-Chairman Smithee made a motion to approve the request with the following conditions: 25-foot front yard setbacks, 5-foot and 10-foot side yards, and that the outstanding staff comments are adequately addressed and reflected in the plans, that the applicant provide written documentation from the gas line operator consenting to the street and trail crossings of the easement as proposed, and that the applicant provide written documentation from TXDOT consenting to the proposed alignment of FM 157 and the access points as shown. Commissioner Klenzendorf seconded the motion, which carried by the following vote:

Ayes: 6 - Wilshire, Smithee, Neuman, Knight, Klenzendorf and Bounds
Nays: 0
Abstain: 0

ZC#18-022: Public hearing for a change of zoning from SF-7.5/12 Single-Family Residential District to PD Planned Development District for single-family residential uses on approximately 1.3 acres being a portion of Lot 5, Block of the Original Town of Britton, generally located at 913 Cope Street

Jordan Riness, 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.

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

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

Ayes: 6 - Wilshire, Smithee, Neuman, Knight, Klenzendorf and Bounds
Nays: 0
Abstain: 0

ZC#18-023: Public hearing for a change of zoning from SF-7.5/12 Single-Family Residential District to PD Planned Development District for single-family residential uses on approximately 0.28 acres known as Lot 18, Block 5 of the Hillcrest Addition, generally located at 801 Stell Avenue

Ms. Sudbury 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 request with the condition that the setbacks be changed to 5 feet and 10 feet. Commissioner Klenzendorf seconded the motion, which carried by the following vote:

Ayes: 6 - Wilshire, Smithee, Neuman, Knight, Klenzendorf and Bounds
Nays: 0
Abstain: 0

ZC#18-025: Public hearing and review of a Concept Plan for a proposed change of zoning change from PR, Pre-Development District to PD for single-family residential and commercial uses by Bluebonnet Acquisitions on approximately 91.69 acres out of the M.D. Dickey Survey, Abstract 195 and T.J. Hanks Survey, Abstract 1109, Johnson County, and the M.D. Dickey Survey, Abstract 1986 and T.J. Hanks Survey, Abstract 644, Tarrant County, TX, generally located at the southeast corner of the intersection of W. Broad Street and Lillian Road and south of the intersection of Retta Road and W. Broad Street

Clayton Snodgrass, representing the developer, 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.

Wilmer Bonner and Cynthia Bonner stated that they received a property owner notification and wanted to know whether the request was for commercial or residential.

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

No vote was taken and Mr. Sudbury stated that Commissioners' comments will be forwarded to City Council.

Discussion Items

OA#18-002(A): Discussion on a proposed amendment of the Zoning Ordinance to increase the minimum floor area for houses in the SF-12/22, PR, SF-9.6/20 and SF-8.4/18 zoning districts.

Commissioners stated their support of the proposed amendment.

OA#18-002(B): Discussion on a proposed amendment of Section 4600.D.15 of the Zoning Ordinance to revise the regulations on the 20% rule to reduce lot sizes to 7,200 square feet.

Commissioners stated their support of the proposed amendment as presented by Staff.

OA#18-003: Discussion on a proposed amendment of Section 6300.E.6 of the Zoning Ordinance to revise the criteria for a Special Exception to allow an increase in the maximum allowable area or height, or a reduction of the minimum setback requirements for accessory buildings or structures on lots of 8,400 square feet or larger.

Commissioners stated their support of the proposed amendment as presented by Staff.

Commissioner Announcements

None

Staff Announcements

None

Adjournment

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

Ayes: 6 – Wilshire, Smithee, Neuman, Knight, Klenzendorf and Bounds

Nays: 0

Abstain: 0

With no further business, Chairman Wilshire adjourned the meeting at 9:01 p.m.

Wayne Wilshire, Chairman

Delia Jones, Planning & Zoning Secretary