

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

April 1, 2019

Vice-Chairman Smithee 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:

Cory Smithee	Vice-Chairman
Mel Neuman	Commissioner
Kent Knight	Commissioner
Robert Klenzendorf	Commissioner
Andrew Papp	Commissioner
Tamera Bounds	Commissioner

Absent:

Wayne Wilshire	Chairman
----------------	----------

Staff:

Lisa Sudbury	Interim Director of Planning
Andrew Bogda	Planner
Delia Jones	Planning & Zoning Secretary
Clay Cawood	Fire Marshal
Joe Smolinski	Deputy City Manager

Call to Order

Vice-Chairman Smithee called the meeting to order at 6:30 p.m.

Minutes

Vice-Chairman Smithee called for approval of the March 18, 2019, minutes. Commissioner Bounds made a motion to approve the minutes. Commissioner Neuman seconded the motion which carried by the following vote:

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

Nays: 0

Abstain: 0

Citizen Comments

Calvin Webb, new Mansfield homeowner, spoke regarding the amenity center and park areas in SouthPointe that are unfinished. He stated that the city should hold developers to their agreements and commitments as outlined in their homeowner documents.

ZC#19-003: Public Hearing for a change of zoning from SF-7.5/12 Single-Family Residential District to PD Planned Development District for office, church, and special event uses on approximately 0.68 acres known as Lots 2 & 3, Block 15, Original Town of Mansfield, generally located at 403 E. Broad Street and 400 Elm Street

Mr. Bogda gave a brief overview of the request, power point presentation and was available for questions. Sheri Bumgardner, representing the applicant was available for questions.

Vice-Chairman Smithee opened the public hearing and called for anyone wishing to speak to come forward.

Seeing no one come forward to speak, Vice-Chairman Smithee closed the public hearing.

Commissioner Bounds made a motion to approve the request. Commissioner Knight seconded the motion which carried by the following vote:

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

Nays: 0

Abstain: 0

OA#19-001: Public hearing and consideration of a proposed amendment of Section 8600.A of the Zoning Ordinance to revise the regulations for issuing or revoking Specific Use Permits by City Council

Mr. Bogda gave an overview of the amendment, power point presentation and was available for questions.

Vice-Chairman Smithee opened the public hearing and called for anyone wishing to speak to come forward.

Seeing no one come forward to speak, Vice-Chairman Smithee closed the public hearing.

After discussion, Commissioner Neuman made a motion to approve the proposed amendment. Commissioner Papp seconded the motion which carried by the following vote:

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

Other Agenda Items

Vice-Chairman Smithee stated that the following plats have had the easement information added and therefore, recommended they be approved with one vote. Commissioner Knight made a motion to approve the following plats:

SD#18-039: Final Plat of Southpointe Phase 4
SD#18-040: Final Plat of Southpointe Phase 5
SD#18-046: Final Plat of Southpointe Phase 7
SD#18-047: Final Plat of Southpointe Phase 8A

Commissioner Bounds seconded the motion which carried by the following vote:

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

SD#19-008: Preliminary Plat of M3 Ranch Phase 1

Commissioner Neuman made a motion to approve the plat with the requested variance to the frontage requirement for Lot 2, Block 4. Commissioner Knight seconded the motion which carried by the following vote:

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

SD#19-012: Final Plat of Lots 1-5, Block 1, Butler Masonry Addition

Commissioner Knight asked if there was a conflict with anything else on the plat and Ms. Sudbury confirmed that it is in compliance with the Planned Development.

Commissioner Papp made a motion to approve the plat. Commissioner Klenzendorf seconded the motion which carried by the following vote:

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

Commissioner Announcements

None

Staff Announcements

None

Adjournment

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

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

Nays: 0

Abstain: 0

With no further business, Vice-Chairman Smithee adjourned the meeting at 6:51 p.m.

Cory Smithee, Vice-Chairman

Delia Jones, Planning & Zoning Secretary