

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

**April 15, 2019**

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
Mel Neuman	Commissioner
Kent Knight	Commissioner
Robert Klenzendorf	Commissioner
Andrew Papp	Commissioner
Tamera Bounds	Commissioner

**Absent:**

None

**Staff:**

Art Wright	Planner
Andrew Bogda	Planner
Delia Jones	Planning & Zoning Secretary
Raymond Coffman	City Engineer
Clay Cawood	Fire Marshal
Joe Smolinski	Deputy City Manager

**Call to Order**

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

**Minutes**

Chairman Wilshire called for approval of the April 1, 2019, minutes. Commissioner Knight made a motion to approve the minutes. Commissioner Bounds seconded the motion which carried by the following vote:

**Ayes: 5** – Knight, Neuman, Papp, Klenzendorf and Bounds

**Nays: 0**

**Abstain: 1** – Wilshire

**Citizen Comments**

None

**Consent Agenda**

**SD#18-015: Final Plat of Lots 1 & 2, Block 1, Charles Brooks Addition**

**SD#19-013: Final Plat of Lots 1-19, 20X and Lot A, Block 1, Mansfield-Webb Town Homes**

Aaron Keller was available to answer questions on SD#18-015.

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

**Ayes: 6** – Wilshire, Knight, Neuman, Papp, Klenzendorf and Bounds

**Nays: 0**

**Abstain: 0**

**Public Hearings**

**SD#19-015: Public hearing on a replat to create Lots 10-R1 and 10-R2, Block 1, English Farms Addition**

The applicant was not present.

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 Bounds seconded the motion which carried by the following vote:

**Ayes: 6** – Wilshire, Knight, Neuman, Papp, Klenzendorf and Bounds

**Nays: 0**

**Abstain: 0**

*Vice-Chairman Smithee arrived at 6:38 p.m.*

**ZC#17-022: Public hearing to consider a change of zoning from PR, Pre-Development District, SF-12/22, Single-Family Residential District and C-2, Community Business District to PD, Planned Development District for single-family residential on approximately 65.2525 acres out of the Esquire Hendricks Survey, Abstract No. 659 and the William H. Herrall Survey, Abstract No. 724, Tarrant County, Texas, and approximately 15.9256 acres out of the Esquire Hendricks Survey, Abstract No. 659, Tarrant County, Texas, altogether totaling approximately 81.1781 acres generally located on the west side of Callender Road, north of the MISD Center for the Performing Arts, and southeast of the Woodland Estates subdivision.**

Commissioner Bounds left the meeting at 6:39 p.m.

Andrew Bogda gave a Staff presentation, power point presentation and was available for questions.

Charles Dibrell, representing the applicant, continued the power point presentation, overview of the request and was available for questions. John Pierret was also available to answer questions.

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

Dennis Webb, Sarah Wilkinson, Kadee Williams, Blake Axen, Erik Orsak, Christina Drauden and Diane Lindsey spoke in support of the request. James Bounds, Krista Dragoo, Arnold Treadway, Phillip Womby and Shauna Friend registered in support of the request.

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

Chairman Wilshire made a motion to approve the request as presented with staff's recommendations except that Meriwether be stubbed on either side of Hogpen Branch to provide a future street connection, that the minimum lot coverage be lowered to 55%, and that the minimum floor area of the Arbor product be increased to 1,800 square feet. Vice-Chairman Smithee seconded the motion which carried by the following vote:

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

**Nays: 0**

**Abstain: 0**

Commissioner Bounds returned to the meeting at 7:58 p.m.

**ZC#19-001: Public hearing for a change of zoning from SF-12/22, Single-Family Residential District and PR, Pre-Development District to PD, Planned Development District for single-family residential uses on approximately 7.7 acres out of Lot 1R1, Change of Scenery; 1.2 acres out of Lot 1R2, Change of Scenery; and 1.122 acres out of the William Childress Survey, Abstract No. 1949, Tarrant County, Texas, totaling approximately 10.022 acres located at the southeast corner of Seeton Road and National Parkway**

Andrew Bogda, gave a Staff presentation, power point presentation and was available for questions. He also noted that the applicant is proposing a different screening wall that will be a more neutral shade of brick rather than red.

Don Dykstra, the applicant, continued the power point presentation, overview of the request and was available for questions. Brent Caldwell was also available for questions.

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

Brian Chappell stated that he is opposed to the request. He is concerned primarily about his family's loss of privacy if the request is approved and his home will back up to 3 lots/homes.

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 with staff recommendations and to approve the change of color of the masonry along National Parkway, and to erect an 8-foot wood fence along the property line between Lake Park and Spring Lake Estates. Commissioner Bounds seconded the motion which carried by the following vote:

**Ayes: 7** – Wilshire, Smithee, Knight, Neuman, Papp, Klenzendorf and Bounds  
**Nays: 0**  
**Abstain: 0**

**ZC#19-002: Public hearing for a change of zoning from C-2, Community Business District and PR, Pre-Development District to PD, Planned Development District for single-family residential uses on approximately 11.82 acres out of the Treese Crawford Survey, Abstract No. 831, Johnson County, Texas, located on the east side of S. Main Street, approximately 112 feet north of Vinewood Drive**

Andrew Bogda gave a Staff presentation, power point presentation and was available for questions.

Rich Darragh, representing the applicant, continued the power point presentation, overview of the request and was available for questions. John Arnold 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.

Commissioner Neuman made a motion to approve the request with the condition that the decorative metal fence along the north property line be maintained by the homeowners association to ensure continual consistency in its design and upkeep and that a screening wall easement be provided for its maintenance. Chairman Wilshire added that lots should be a minimum of two feet above flood level. Commissioner Papp seconded the motion which carried by the following vote:

**Ayes: 7** – Wilshire, Smithee, Knight, Neuman, Papp, Klenzendorf and Bounds  
**Nays: 0**  
**Abstain: 0**

**ZC#19-004: Public hearing for a request for a Specific Use Permit for an Auto Repair Garage on approximately 0.8656 acres out of the Jacob Back Survey, located at 800 N. SH 360**

Andrew Bogda gave the Staff presentation, power point presentation and was available for questions.

Johnathan Wakefield, representing the applicant, continued the power point presentation, gave an overview of the request and was available for questions. Kyle Vria 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 Neuman made a motion to approve the request with the condition that the applicant provide a direct access point to SH 360 at a location to be approved by TXDOT and to erect a 6-foot masonry wall to screen any vehicles parked outside awaiting repair. Commissioner Papp seconded the motion which carried by the following vote:

**Ayes: 7** – Wilshire, Smithee, Knight, Neuman, Papp, 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:** 7 – Wilshire, Smithee, Neuman, Knight, Klenzendorf, Papp and Bounds

**Nays:** 0

**Abstain:** 0

With no further business, Chairman Wilshire adjourned the meeting at 8:48 p.m.

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Wayne Wilshire, Chairman

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Delia Jones, Planning & Zoning Secretary