

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

June 17, 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
Robert Klenzendorf	Commissioner
Andrew Papp	Commissioner
Tamera Bounds	Commissioner
Anne Weydeck	Commissioner

Absent:

Kent Knight	Commissioner
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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

Chairman Wilshire called the meeting to order at 6:30 p.m. and welcomed new Commissioner Weydeck.

Minutes

Chairman Wilshire called for approval of the June 3, 2019, minutes. Vice-Chairman Smithee made a motion to approve the minutes. Commissioner Bounds seconded the motion which carried by the following vote:

Ayes: 5 – Wilshire, Smithee, Papp, Klenzendorf and Bounds

Nays: 0

Abstain: 1 – Weydeck

Citizen Comments

None

Public Hearings

ZC#19-005: Public hearing for a change of zoning from PR, Pre-Development District and C-2 Community Business District to PD, Planned Development District for single-family residential, multi-family residential, senior living and C-2 Community Business uses on approximately 76.734 acres out of the S.S. Callender Survey, Abstract No. 359, Tarrant County, Texas, generally located on the east sides of FM 157 and House Road, the north side of Mouser Way and west of Towne Crossing and Cedar Point

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

Tim Coltart, the applicant, continued the power point presentation, overview of the request and was available for questions. Dan Quinto, Planning consultant, 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 condition that C-2 uses are limited to Zones 1, 2, and 4, adjusting the minimum predominant roof pitch to 8:12 and adjusting the minimum masonry percentage for front-facing elevations to 80%. Commissioner Bounds seconded the motion which failed by the following vote:

Ayes: 3 – Smithee, Klenzendorf and Bounds
Nays: 3 – Wilshire, Papp and Weydeck
Abstain: 0

ZC#19-007: Public hearing for a change of zoning from PD, Planned Development District to PD, Planned Development District for retail, restaurant, and other commercial uses, to also include an auto repair garage on approximately 0.71 acres located at 3121 E. Broad Street

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

John Davis, representing the applicant, continued the power point presentation, overview of the request and was available for questions. Mathias Haubert, Project Manager, stated that there have not been any negative comments from the restaurant regarding 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.

After discussion, Commissioner Papp made a motion to approve the request with Staff recommendations. Vice-Chairman Smithee seconded the motion which carried by the following vote:

Ayes: 5 – Wilshire, Smithee, Papp, Klenzendorf and Bounds
Nays: 1 – Weydeck
Abstain: 0

Commissioner Announcements

Commissioner Papp stated that his vacation is scheduled and he will miss the next two meetings (July 1 and July 15).

Staff Announcements

Ms. Sudbury stated that the City is in the process of going to an electronic plan review by the end of the year. This means that agenda packets may also be electronic which means Commissioners will no longer be receiving 24 X 36 inch sheets to review and everything will be on-line. She added that she welcomes comments and feedback. Vice-Chairman Smithee asked if electronic devices will be furnished and Mr. Smolinski stated that I-Pads are being considered and encouraged Commissioners feedback. He also noted that it would be a paperless process for City Council as well as Planning and Zoning.

Adjournment

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

Ayes: 6 – Wilshire, Smithee, Klenzendorf, Papp, Bounds and Weydeck
Nays: 0
Abstain: 0

With no further business, Chairman Wilshire adjourned the meeting at 8:31 p.m.

Wayne Wilshire, Chairman

Delia Jones, Planning & Zoning Secretary