

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

September 16, 2019

Chairman Wilshire called the meeting to order at 6:31 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
Robert Klenzendorf	Commissioner
Andrew Papp	Commissioner
Tamera Bounds	Commissioner
Anne Weydeck	Commissioner

Absent:

None

Staff:

Lisa Sudbury	Interim Director of Planning
Art Wright	Planner II
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 6:31 p.m.

Minutes

Chairman Wilshire called for approval of the September 3, 2019, minutes. Commissioner Knight made a motion to approve the minutes as presented. Commissioner Bounds seconded the motion which carried by the following vote:

Ayes: 6 – Wilshire, Knight, Papp, Klenzendorf, Bounds and Weydeck

Nays: 0

Abstain: 1 - Smithee

Citizen Comments

None

Public Hearings

SD#19-042: Public Hearing on a Replat to create Lots 6R1A, 13 and 14, Block 1, The Shops at Broad Street

Andrew Bogda gave the Staff presentation, overview of the request and was available for questions. Shay Geach, representing Kimley-Horn, 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, Vice-Chairman Smithee made a motion to approve the replat. Commissioner Knight seconded the motion which carried by the following vote:

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

Nays: 1 – Wilshire

Abstain: 0

ZC#19-013: Public Hearing to consider a Historic Landmark Overlay classification for the Gaulden-Baskin House located at 301 W. Broad Street

Art Wright, 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 Papp made a motion to approve the request. Commissioner Weydeck seconded the motion which carried by the following vote:

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

ZC#19-014: Public Hearing for a request for a Specific Use Permit for apartments on approximately 12.918 acres out of the Elizabeth McAnear Survey, Abstract No. 1005 and the Richard Bratton Survey, Abstract No. 114, City of Mansfield, Tarrant County, Texas, located on the south side of E. Broad Street, a quarter-mile east of Cannon Drive

Andrew Bogda gave the Staff presentation, power point presentation, overview of the request and was available for questions. Clay Roby, representing the applicant, continued the power point presentation, overview and was available for questions.

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

Houston Mitchell spoke in opposition to the request, noting that Mansfield already has too many apartments and should not build any more until the existing units are at least 90% occupied.

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

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

Ayes: 3 – Smithee, Knight and Papp
Nays: 4 – Wilshire, Klenzendorf, Bounds and Weydeck
Abstain: 0

ZC#19-015: Public Hearing for a change of zoning from SF-7.5/12, Single-Family Residential District and OP, Office Park District to PD, Planned Development District for medical office uses on approximately 0.516 acres known as a portion of Lot 1, Block 16, Original Town of Mansfield, generally located at 501 E. Broad Street and 104 N. Waxahachie Street

Andrew Bogda gave the Staff presentation, power point presentation, overview of the request and was available for questions. Justin Gilmore, representing the applicant, continued the power point presentation and overview and was available for questions. Uriel Carrillo, also representing the applicant, 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 Knight made a motion to approve the request as presented with staff comments, landscape buffer on the east side and add 1 additional handicapped parking space. Commissioner Weydeck seconded the motion which carried by the following vote:

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

Commissioner Announcements

Commissioner Papp stated that more education is needed on The Reserve Planned Development and how it works with the Zoning Ordinance to better understand the vision for the plan.

Staff Announcements

Ms. Sudbury stated that the next meeting will be on Monday, October 7, 2019.

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, Knight, Papp, Klenzendorf, Bounds and Weydeck

Nays: 0

Abstain: 0

With no further business, Chairman Wilshire adjourned the meeting at 8:17 p.m.

Wayne Wilshire, Chairman

Delia Jones, Planning & Zoning Secretary