

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

**September 3, 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
Kent Knight	Commissioner
Robert Klenzendorf	Commissioner
Andrew Papp	Commissioner
Tamera Bounds	Commissioner
Anne Weydeck	Commissioner

**Absent:**

Cory Smithee	Vice-Chairman
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**Staff:**

Lisa Sudbury	Interim Director of Planning
Andrew Bogda	Planner
Shirley Emerson	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.

**Minutes**

Chairman Wilshire called for approval of the August 19, 2019, minutes. Commissioner Papp made a motion to approve the minutes as presented. Commissioner Bounds seconded the motion which carried by the following vote:

**Ayes:** 5 – Wilshire, Klenzendorf, Papp, Bounds and Weydeck

**Nays:** 0

**Abstain:** 1 – Knight

**Citizen Comments**

None

**Consent Agenda**

**SD#19-035: Final Plat of Lots 1, 2 and 3, Block 1, Stadium Plaza Addition**

Carolyn Comer, representing the applicant, was available for questions.

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

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

**Nays:** 0

**Abstain:** 0

**Public Hearings:**

**SD#19-029: Public Hearing on a final plat to create 33 residential lots and 5 non-residential lots on 10.126 acres called Lake Park, an addition to the City of Mansfield**

Andrew Bogda gave the Staff presentation, overview of the request and was available for questions. Tim Stewart and Brent Caldwell, representing the applicant, were 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.

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

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

**Nays:** 0

**Abstain:** 0

**ZC#19-006: Public Hearing for a change of zoning from PD Planned Development District to PD Planned Development District for age-restricted single-family residential uses on approximately 33.495 acres out of the S. Mitchell Survey, City of Mansfield, Abstract No. 593, Johnson County, Texas and Abstract No. 1024, Tarrant County, Texas, located at the northeast corner of Mitchell and Mathis Roads**

Andrew Bogda gave the Staff presentation, power point presentation and overview of the request. John Delin, the applicant, continued the 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.

Commissioners discussed landscaping, screening, amenities, Phasing Plan, elevations and floor plans, street lighting, density and masonry requirements.

After discussion, Commissioner Knight made a motion to approve the request as presented with Staff comments, type of fencing and a minimum of 30% masonry on the building referred to as “The Shack”. Commissioner Papp seconded the motion which carried by the following vote:

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

**Nays:** 0

**Abstain:** 0

**Commissioner Announcements**

None

**Staff Announcements**

Ms. Sudbury reminded Commissioners that the next meeting will be Monday, September 16, 2019.

**Adjournment**

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

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

**Nays:** 0

**Abstain:** 0

With no further business, Chairman Wilshire adjourned the meeting at 7:29 p.m.

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Wayne Wilshire, Chairman

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Delia Jones, Planning & Zoning Secretary