

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

**October 21, 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
Blake Axen	Commissioner
Stephen Groll	Commissioner
Tamera Bounds	Commissioner
Anne Weydeck	Commissioner

**Absent:**

Cory Smithee	Vice-Chairman
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**Staff:**

Lisa Sudbury	Interim Director of Planning
Art Wright	Planner II
Andrew Bogda	Planner
Delia Jones	Planning & Zoning Secretary

**Call to Order**

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

**Minutes**

Chairman Wilshire called for approval of the October 7, 2019, minutes. Commissioner Bounds made a motion to approve the minutes as presented. Commissioner Knight seconded the motion which carried by the following vote:

**Ayes: 6** – Wilshire, Knight, Axen, Groll, Bounds and Weydeck

**Nays: 0**

**Abstain: 0**

**Citizen Comments**

None

**Public Hearings**

**SD#19-032: Public hearing on a replat to create Lots 1R, 2R and 3 thru 6, Block 1, Daper Downs Addition**

Michael Davis, 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 Groll made a motion to approve the replat. Commissioner Bounds seconded the motion which carried by the following vote:

**Ayes: 6** – Wilshire, Knight, Axen, Groll, Bounds and Weydeck

**Nays: 0**

**Abstain: 0**

**SD#19-052: Public hearing on a replat to create Lot 1, Block 1, The Redeemed Christian Church of God Addition**

Mickey Thomas, 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 Axen made a motion to approve the replat. Commissioner Weydeck seconded the motion which carried by the following vote:

**Ayes: 6** – Wilshire, Knight, Axen, Groll, Bounds and Weydeck

**Nays: 0**

**Abstain: 0**

**SD#19-053: Public hearing on a replat to create Lots 6R1, 6R2 and 6R3, Block 2, Original Town of Britton**

Ben Hartman, the applicant, gave a brief overview 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 Knight made a motion to approve the replat. Commissioner Bounds seconded the motion which carried by the following vote:

**Ayes: 6** – Wilshire, Knight, Axen, Groll, Bounds and Weydeck

**Nays: 0**

**Abstain: 0**

**ZC#19-012: Public hearing for a change of zoning from PD, Planned Development District to PD, Planned Development District for single-family residential uses on approximately 30.001 acres out of the S. Mitchell Survey, Abstract No. 1024, Tarrant County, TX, and Abstract No. 593, Johnson County, TX, located at 890 & 932 S. Mitchell Road.**

Andrew Bogda gave the staff presentation, power point presentation and overview of the request. John Arnold, the applicant, continued the power point presentation 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 Bounds made a motion to approve the request with staff recommendations and an additional recommendation that Lot 1, Block 5 be made openspace due to the proximity to the gas well site. Commissioner Groll seconded the motion which carried by the following vote:

**Ayes: 5** – Wilshire, Knight, Axen, Groll and Bounds

**Nays: 1** – Weydeck

**Abstain: 0**

Commissioner Axen made a motion to amend the previous motion to include a recommendation that the wood fence along the northern perimeter of the development be increased from 6 feet to 8 feet (due to adjacency to the gas well site and access road) and the masonry wall along Mitchell Road be continued west along River Birch to the enhanced entryway. Commissioner Groll seconded the amendment which carried by the following vote:

**Ayes: 5** – Wilshire, Axen, Groll, Bounds and Weydeck

**Nays: 1** - Knight

**Abstain: 0**

**Work Session: Presentation on The Reserve Planned Development District**

Ms. Sudbury gave a power point presentation, overview of The Reserve and was available for questions. She noted that the plan was adopted in 2006 and amended in 2012 and 2016 to add Multi-Family. The subdistricts are titled as follows:

Central – 1,505 dwelling units

Workplace – 1,024 dwelling units

Neighborhood Center 1 – 189 dwelling units

Neighborhood Center 2 – 272 dwelling units

Business Campus – 612 dwelling units

SouthPoint Expansion – 932 dwelling units (no apartments allowed)

Highway 287 – no dwelling units allowed in this subdistrict.

**Commissioner Announcements**

None

**Staff Announcements**

None

**Adjournment**

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

**Ayes: 6** – Wilshire, Knight, Axen, Groll, Bounds and Weydeck

**Nays: 0**

**Abstain: 0**

With no further business, Chairman Wilshire adjourned the meeting at 8:00 p.m.

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Wayne Wilshire, Chairman

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Delia Jones, Planning & Zoning Secretary