

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

November 18, 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
Blake Axen	Commissioner
Stephen Groll	Commissioner
Tamera Bounds	Commissioner
Anne Weydeck	Commissioner

Absent:

Kent Knight	Commissioner
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Staff:

Lisa Sudbury	Assistant Director of Planning
Art Wright	Planner
Shirley Emerson	Planner
Andrew Bogda	Planner
Delia Jones	Planning & Zoning Secretary
Clay Cawood	Fire Marshall
Matt Jones	Director of Planning

Call to Order

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

Minutes

Chairman Wilshire called for approval of the November 4, 2019, minutes. Commissioner Axen made a motion to approve the minutes as presented. Vice-Chairman Smithee seconded the motion which carried by the following vote:

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

Nays: 0

Abstain: 0

Citizen Comments

None

SD#19-061: Public hearing on a replat to create Lots 3R and 4R, Block 31, Original Town of Mansfield

Felix Wong, representing the applicant, was available for questions.

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

Ben Hartman registered in the support of the request.

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

After discussion, Commissioner Groll made a motion to approve the replat as presented. Commissioner Weydeck seconded the motion which carried by the following vote:

Ayes: 6 – Wilshire, Smithee, Axen, Groll, Bounds and Weydeck

Nays: 0

Abstain: 0

ZC#19-017: Public hearing for a request for a Specific Use Permit for auto parts or accessory sales (indoor) on approximately 1,013 acres out of the W. Howard Survey, Abstract No. 690, Tarrant County, Texas, located at 3190 E. Broad Street

Andrew Bogda gave the staff presentation, power point presentation and was available for questions. Wesley Berlin, 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 regarding truck traffic, drainage, parking, signage, screening and lighting plan, Commissioner Weydeck made a motion to approve the request with the staff recommendation of approval with the condition that a new acceptable overall access plan for the balance of the Villages Off Broadway development be submitted prior to action by City Council. Vice-Chairman Smithee seconded the motion which carried by the following vote:

Ayes: 5 – Wilshire, Smithee, Groll, Bounds and Weydeck

Nays: 1 – Axen

Abstain: 0

ZC#19-018: Public hearing for a change of zoning from SF-7.5/12, Single-Family Residential District to PD, Planned Development District for Single-Family Residential uses on approximately 0.528 acres known as Lot 1, Block 1, Bastian Addition, located at 607 W. Kimball Street

Andrew Bogda gave the staff presentation, power point presentation and was available for questions. Felix Wong, representing the applicant, gave a brief 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.

Ben Hartman and Hayden Dalley spoke in support of the request. Johana Aguirre stated that she is not opposed to the request but she does have some concerns about anything being built on this property since it already encroaches her property by 4 feet which has caused problems with previous neighbors in the past.

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

After discussion, Commissioner Groll made a motion to table the request to the next meeting on December 2, 2019, in order to give the applicant time to correct inaccurate measurements on the drawing that was submitted for review. Commissioner Bounds seconded the motion which carried by the following vote:

Ayes: 6 – Wilshire, Smithee, Axen, Groll, Bounds and Weydeck

Nays: 0

Abstain: 0

ZC#19-019: Public hearing for a change of zoning from PR, Pre-Development District to PD, Planned Development District to Single-Family residence with an accessory dwelling on approximately 1.02 acres, located at 1505 Long and Winding Road

Shirley Emerson gave the staff presentation, power point presentation and was available for questions. Ron Parker, representing the applicant, gave a brief 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.

Dr. Jason Lowry and April Lowry registered in support of the request.

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

After discussion, Commissioner Axen made a motion to approve the request. Commissioner Bounds seconded the motion which carried by the following vote:

Ayes: 6 – Wilshire, Smithee, Axen, Groll, Bounds and Weydeck

Nays: 0

Abstain: 0

Commissioner Announcements

Commissioner Weydeck stated that she will not be able to attend the December 2, 2019, meeting. Commissioner Bounds ask about updates on the December 2018 Draft Subdivision Ordinance. Ms. Sudbury stated that it is still being reviewed by the City Attorney. Commissioner Axen stated that he would like to sit down with staff and look at the access plan for The Villages Off Broadway.

Staff Announcements

None

Adjournment

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

Ayes: 6 – Wilshire, Smithee, Axen, Groll, Bounds and Weydeck

Nays: 0

Abstain: 0

With no further business, Chairman Wilshire adjourned the meeting at 7:50 p.m.

Wayne Wilshire, Chairman

Delia Jones, Planning & Zoning Secretary