

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

January 6, 2020

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:

None

Staff:

Matt Jones	Director of Planning
Lisa Sudbury	Assistant Director of Planning
Art Wright	Planner II
Andrew Bogda	Planner
Shirley Emerson	Planner
Delia Jones	Planning & Zoning Secretary
Joe Smolinski	Deputy City Manager
Raymond Coffman	City Engineer

Call to Order

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

Minutes

Chairman Wilshire called for approval of the December 16, 2019, minutes. Commissioner Axen made a motion to approve the minutes. Commissioner Bounds 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:

ZC#19-022: Public hearing for zoning change from C-2 to PD for C-2 uses with a freestanding electronic message board by Casteel & Associates, Inc. on approximately 2.38 acres, located at 781 W. Debbie Lane

Shirley Emerson gave the staff presentation, power point presentation, overview of the request with a staff recommendation of denial and was available for questions. Warren Casteel, representing the applicant, continued the presentation, gave an overview of the request and was available for questions. Joey Dellarusso, 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 else one come forward to speak, Chairman Wilshire closed the public hearing.

After discussion, Commissioner Groll made a motion to deny the request. Commissioner Weydeck seconded the motion which carried by the following vote:

Ayes: 5 – Wilshire, Axen, Groll, Bounds and Weydeck
Nays: 1 – Knight
Abstain: 0

ZC#19-020: Consideration of a for a change of zoning from PD, Planned Development District to PD, Planned Development District for single-family residential uses on approximately 9.612 acres out of the William Howard Survey, Abstract No. 690, Tarrant County, Texas, located on the east side of Miller Road, approximately 480 feet south of Cannon Drive (Tabled from the December 16, 2019, Planning and Zoning Commission meeting)

Andrew Bogda gave the staff presentation, power point presentation, overview of the request with a staff recommendation of approval with conditions and was available for questions. Adam Buczek, representing the applicant, continued the presentation, gave a brief overview of the request and was available for questions.

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

Georgia Suggs, Gayla Kimbrough, Paul Sutton and Paula Sutton registered in support of the request.

Tom Avery, Rose Avery and Tony Ly spoke in opposition to the request, noting traffic and safety concerns on Miller Road with the addition of 48 new homes.

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

After discussion regarding traffic, lot sizes, density, enhanced entry features, 5-foot side yards and fencing/screening, Commissioner Knight made a motion to approve as presented with staff recommendations that the architectural enhancements be made as discussed, acceptable drainage plan, and a 30 foot right-of-way from centerline from Miller Road, with an additional amendment to the motion by Commissioner Bounds to include trails and park benches in the open space. Chairman Wilshire the seconded the motion which failed by the following vote:

Ayes: 3 – Wilshire, Knight and Bounds
Nays: 3 – Axen, Groll and Weydeck
Abstain: 0

Commissioner Announcements

Chairman Wilshire stated that a new Vice-Chairman will be appointed at the next meeting on Tuesday, January 21.

Staff Announcements

None

Adjournment

Commissioner Knight made a motion to adjourn the meeting. Commissioner Groll 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 8:21 p.m.

Wayne Wilshire, Chairman

Delia Jones, Planning & Zoning Secretary