

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

November 5, 2018

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
Kent Knight	Commissioner
Mel Neuman	Commissioner
Robert Klenzendorf	Commissioner
Tamera Bounds	Commissioner
Andrew Papp	Commissioner

Absent:

None

Staff:

Lisa Sudbury	Interim Director of Planning
Art Wright	Planner
Delia Jones	Planning & Zoning Secretary
Clay Cawood	Fire Marshal

Call to Order

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

Minutes

Chairman Wilshire called for approval of the October 15, 2018, minutes. Commissioner Knight made a motion to approve the minutes as presented. Commissioner Klenzendorf seconded the motion, which carried by the following vote:

Ayes: 6 - Wilshire, Smithee, Neuman, Knight, Klenzendorf and Bounds

Nays: 0

Abstain: 1 - Papp

Citizen Comments

None

ZC#18-024: Public Hearing for a request for a Specific Use Permit for a Gasoline Service Station on approximately 1,209 acres known as Lot 1, Block 48, Somerset Addition, generally located at the northeast corner of US 287 and Barrington Way

John Carter, applicant and property owner, gave a brief presentation and was available for questions. Sherrelle Russell, project engineer, gave a power point presentation, and noted that the development will be a 7-Eleven convenience store with an Exxon fuel station, a small outdoor seating area with two picnic tables adjacent to the convenience store building and the retention area behind the store will be heavily landscaped.

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 Neuman made a motion to approve the request with the condition that the site acreage indicated in the title block and the site summary table match the site acreage indicated on the plan and that an electronic vehicle charging station be added. Commissioner Knight seconded the motion, which carried by the following vote:

Ayes: 7 - Wilshire, Smithee, Neuman, Knight, Klenzendorf, Bounds and Papp
Nays: 0
Abstain: 0

ZC#18-026: Public hearing for a change of zoning from PD Planned Development District to PD Planned Development District for a Church and Associated Uses on approximately 7.59 acres known as Lot 6R, Block 4, Hillcrest West Addition and approximately 4.74 acres out of the W.C. Price Survey, Abstract No. 1240, Tarrant County, Texas, totaling approximately 12.33 acres located at 500 & 600 E. Dallas Street, 310 Graves Street and 303 & 305 W. Waxahachie Street

Justin Gilmore, representing the applicant, gave an overview of the request, power point presentation and was available for questions.

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

Jason Cosby had questions and concerns regarding dumpster locations, will both new and old facades match, is the existing building in the southwestern portion of the property going to be demolished and with only 9-feet between his house and the church does the Fire Department have a plan in place to get through in case of a fire and drainage concerns.

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

Rebuttal

Mr. Gilmore stated that drainage will be dealt with and concrete lanes will not affect neighbors negatively, existing trees and landscaping will remain, dumpster locations can be adjusted if necessary, the existing concrete building will be repurposed as meeting rooms and there are no plans to address the façade at this time. Mr. Cawood added that they have met all fire lane requirements and all of their questions have been addressed.

After discussion, Vice-Chairman Smithee made a motion to approve the request with the condition that the vicinity map and plant schedule is corrected on the Landscape Plan. Commissioner Knight seconded the motion, which carried by the following vote:

Ayes: 7 - Wilshire, Smithee, Neuman, Knight, Klenzendorf, Bounds and Papp
Nays: 0
Abstain: 0

OA#18-002(A): Public hearing and consideration of a proposed amendment of Section 4500.B of the Zoning Ordinance to increase the minimum floor area for houses in the SF-12/22, PR, SF-9.6/20 and SF-8.4/18 zoning districts

Mr. Wright gave an overview of the proposed amendment and was available for questions.

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

James Mershon stated that he supports all of the proposed amendments.

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

After discussion, Commissioner Knight made a motion to approve the proposed amendment as presented. Vice-Chairman Smithee seconded the motion, which carried by the following vote:

Ayes: 6 - Smithee, Neuman, Knight, Klenzendorf, Bounds and Papp
Nays: 1 – Wilshire
Abstain: 0

OA#18-002(B): Public hearing and consideration of a proposed amendment of Section 4600.D.15 of the Zoning Ordinance to revise the regulations on reduced size lots

Mr. Wright gave an overview of the proposed amendment 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 proposed amendment. Commissioner Neuman seconded the motion, which carried by the following vote:

Ayes: 7 - Wilshire, Smithee, Neuman, Knight, Klenzendorf, Bounds and Papp
Nays: 0
Abstain: 0

OA#18-003: Public hearing and consideration of a proposed amendment of Section 6300.E.6 of the Zoning Ordinance to revise the criteria for a Special Exception to allow an increase in the maximum allowable area or height, or a reduction of the minimum setback requirements for accessory buildings or structures on lots of 12,000 square feet or larger

Mr. Wright gave an overview of the proposed amendment 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.

Commissioner Knight made a motion to approve the proposed amendment. Commissioner Bounds seconded the motion, which carried by the following vote:

Ayes: 7 - Wilshire, Smithee, Neuman, Knight, Klenzendorf, Bounds and Papp
Nays: 0
Abstain: 0

Commissioner Announcements

Commissioner Papp stated that he will not be able to attend the November 19, 2018 meeting.

Staff Announcements

None

Adjournment

Vice-Chairman Smithee made a motion to adjourn the meeting. Commissioner Knight seconded the motion which carried by the following vote:

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

With no further business, Chairman Wilshire adjourned the meeting at 7:35 p.m.

Wayne Wilshire, Chairman

Delia Jones, Planning & Zoning Secretary