

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

**November 19, 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
Kent Knight	Commissioner
Mel Neuman	Commissioner
Robert Klenzendorf	Commissioner
Tamera Bounds	Commissioner
Andrew Papp	Commissioner

**Absent:**

Cory Smithee	Vice-Chairman
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**Staff:**

Lisa Sudbury	Interim Director of Planning
Andrew Bogda	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 November 5, 2018, 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, Neuman, Knight, Klenzendorf, Bounds and Papp  
**Nays: 0**  
**Abstain: 0**

**Citizen Comments**

None

**ZC#18-027: Public Hearing for a change of zoning from C-2, Community Business District to PD, Planned Development District for a bar, eating place and outdoor entertainment uses on approximately 0.29 acres located at 101 E. Kimball Street**

Matthew Schneider and Uriel Carrillo, both representing the applicant, gave an overview of the request, power point presentation and were available for questions.

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

Debi McGill and Tracy Thompson registered in support of the request.

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 landscape plan is revised to include the deviations as it relates to required landscape setbacks along street frontages. Commissioner Klenzendorf seconded the motion. Before the vote was taken, Commissioner Bounds amended the motion to change two regular parking spaces to handicapped parking spaces. The motion carried by the following vote:

**Ayes: 6** - Wilshire, Neuman, Knight, Klenzendorf, Bounds and Papp  
**Nays: 0**  
**Abstain: 0**

**ZC#18-028: Public hearing for a change of zoning from C-2, Community Business District to PD, Planned Development District for C-2 uses with additional use for campground or recreational vehicle park on approximately 15.115 acres known as Lot 1-R, Block 1, Eaton Estates Campground, located at 1961 Lone Star Road**

Ernie Bryant, 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.

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

After discussion, Commissioner Knight made a motion to approve the request with the condition that the applicant provide a masonry wall along Main Street. Commissioner Papp seconded the motion, which carried by the following vote:

**Ayes: 6** - Wilshire, Neuman, Knight, Klenzendorf, Bounds and Papp  
**Nays: 0**  
**Abstain: 0**

**ZC#18-029: Public hearing for a request for a Specific Use Permit for an auto repair garage on approximately 1.96 acres known as Lots 5R1 and 5R2, Block 1, Golden Acres Addition, located at 130 W. Debbie Lane and 1821 Town Crossing Boulevard**

Sidney Stratton, 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.

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

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

**Ayes: 4** – Wilshire, Neuman, Knight and Klenzendorf  
**Nays: 2** – Bounds and Papp  
**Abstain: 0**

**Commissioner Announcements**

None

**Staff Announcements**

None

**Adjournment**

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

**Ayes: 6** – Wilshire, Neuman, Knight, Klenzendorf, Bounds and Papp  
**Nays: 0**  
**Abstain: 0**

With no further business, Chairman Wilshire adjourned the meeting at 7:40 p.m.

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Wayne Wilshire, Chairman

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Delia Jones, Planning & Zoning Secretary