

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

February 4, 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
Kent Knight	Commissioner
Mel Neuman	Commissioner
Robert Klenzendorf	Commissioner
Andrew Papp	Commissioner
Tamera Bounds	Commissioner

Absent:

None

Staff:

Lisa Sudbury	Interim Director of Planning
Art Wright	Planner
Andrew Bogda	Planner
Delia Jones	Planning & Zoning Secretary
Joe Smolinski	Deputy City Manager
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 January 22, 2019, minutes. Vice-Chairman Smithee made a motion to approve the minutes. Commissioner Knight seconded the motion, which carried by the following vote:

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

Nays: 0

Abstain: 1 – Bounds

Citizen Comments

None

Consent Agenda

Chairman Wilshire recommended removing SD#18-031 from the Consent Agenda and considering all of the MISD plats at the same time.

SD#18-031: Final Plat of Lot 1, Block 1, MISD-Charlene McKinzey Middle School Addition

Jeff Brogden, representing the school district, gave an overview of the plats and was available for questions.

SD#18-029: Final Plat of Lot 1, Block 1, MISD-Alma Martinez Intermediate School Addition

SD#18-030: Final Plat of Lot 1, Block 1, MISD-Brenda Norwood Elementary School Addition

After discussion, Commissioner Papp made a motion to approve the plats with variances on SD#18-029 and SD#18-030 regarding the street frontage requirement. Commissioner Neuman seconded the motion which carried by the following vote:

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

Nays: 0

Abstain: 0

ZC#18-030: Public Hearing for a change of zoning from PR, Pre-Development District and PD, Planned Development District to PD, Planned Development District for single-family residential uses on approximately 27.86 acres situated in the A.N. Curry Survey, Abstract No. 332 and the Henry Brandenburg Survey, Abstract No. 129, generally located on the west side of Day Miar Road and the south side of Grand Meadow Boulevard

Mr. Bogda gave a brief overview of the request and power point presentation

Collier Bailey, representing the applicant, gave an overview of the request, continuation of 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, Vice-Chairman Smithee made a motion to approve the request. Commissioner Neuman seconded the motion which carried by the following vote:

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

Nays: 0

Abstain: 0

ZC#18-031: Public Hearing for a change of zoning from PR, Pre-Development District to PD for single-family residential and commercial uses on approximately 91.7 acres out of the M.D. Dickey Survey, Abstract 195 and T.J. Hanks Survey, Abstract 1109, Johnson County, and the M.D. Dickey Survey, Abstract 1986 and T.J. Hanks Survey, Abstract 644, Tarrant County, Texas, generally located at the southeast corner of the intersection of W. Broad Street and Lillian Road and south of the intersection of Retta Road and W. Broad Street

Mr. Wright gave a brief overview of the request, and Power Point presentation. He stated that the purpose of the request is to rezone 91.7 acres in order to accommodate the proposed Silver Oak Development. He noted that it is a good use for the property, plans have been submitted to relocate the frac pond and Retta Road will be the main point of access.

Clayton Snodgrass, representing the applicant, gave an overview of the request, amenities and side yard setbacks, continued the power point presentation and was available for questions. Jerry Sylo, also representing the applicant was available for questions.

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

Cynthia Bonner spoke regarding her concerns about increased property taxes and how the development will benefit west side residences.

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

During discussion, Commissioner Neuman, noted that he would not be supporting the zoning change request because they received Exhibit B at the meeting and there was not time to review it. After further discussion, Commissioner Papp made a motion to approve the request with the following conditions:

(1) On Page 3 of Exhibit B, Paragraphs 2, 3 and 4 under the "Development Standards" section allow reductions in the lot width, lot area and lot depth. The Commission recommended eliminating these provisions;

(2) On Page 3 of Exhibit B, Paragraph 6 under the "Development Standards" section allows a reduction of the rear yard setback from 15 feet to 10 feet for an outdoor living area, whether covered or uncovered. The Commission recommended that this provision only apply to covered outdoor living areas; and,

(3) On Page 3 of Exhibit B, Paragraph 7 under the "Development Standards" section requires a minimum side yard setback of 5 feet on one side and 10 feet on the other, with an exception that an unenclosed porch may be placed on the 10-foot side with only a 5-foot setback. The Commission recommended eliminating this provision.

Commissioner Klenzendorf seconded the motion which carried by the following vote:

Ayes: 4 - Knight, Klenzendorf, Papp and Bounds

Nays: 3 - Wilshire, Smithee and Neuman

Abstain: 0

Discussion Item

Draft Subdivision Ordinance: Mr. Wright stated that at the December 17, 2018, Planning and Zoning Commission meeting, Staff requested that the Commissioners submit comments on the draft Subdivision Ordinance by January 22, 2019. As of today, Staff has not yet received any comments from Commissioners on the draft and he added that comments may be e-mailed to him at any time.

Commissioner Announcements

None

Staff Announcements

Ms. Sudbury stated that she and Commissioners Papp and Klenzendorf attended Commissioner training at NTCOG on January 31 and February 1. She noted that there will be another training class in August if other Commissioners are interested in attending.

Adjournment

Commissioner Klenzendorf 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, Papp and Bounds

Nays: 0

Abstain: 0

With no further business, Chairman Wilshire adjourned the meeting at 8:04 p.m.

Wayne Wilshire, Chairman

Delia Jones, Planning & Zoning Secretary