

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

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

**Absent:**

None

**Staff:**

Lisa Sudbury	Interim Director of Planning
Andrew Bogda	Planner
Delia Jones	Planning & Zoning Secretary

**Call to Order**

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

**Minutes**

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

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

**Nays: 0**

**Abstain: 0**

**Citizen Comments**

None

**SD#18-041: Final Plat of Lots 3 and 4, Block 1, Ritter-Meehan No. 1 Addition**

The applicant was available for questions.

Commissioner Neuman made a motion to approve the plat as presented. 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**

**SD#19-002: Public Hearing on a replat to create Lots 1 – 7, Block 3, Britton Riness Addition**

Felix Wong stated that he was available for questions.

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

Estella Martin stated that the current location of the rear fence encroaches on her property and the property pins are on her side. She also noted that the proposed homes will be on very small lots and will cause drainage issues for them. She stated that she hopes all of these issues can be corrected before moving forward with the project. James Martin also expressed his concerns. Julie Harding, property owner across the street from the

proposed homes stated that she was concerned about the narrow street width, increased traffic, drainage, density and the lack of street parking. Elaine Daves submitted a card in opposition to the project.

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

Commissioner Bounds requested that Mr. Wong speak again in order to further explain the request.

Mr. Wong stated that the property is in the Original Town of Britton. He added that the PD zoning was due to the lot depth not meeting the required minimum, however, everything else conforms to zoning. He stated that there will be 6 homes plus the 1 existing home.

After discussion, Commissioner Bounds made a motion to approve the plat. Commissioner Papp 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**

Vice-Chairman Smithee stated that driving from the post office and across the bridge into downtown at night looks wonderful. Commissioner Bounds stated that she will be traveling Wednesday with the Chamber of Commerce to Austin, Texas. Commissioner Knight stated that his daughter will turn 18 years old this weekend. Chairman Wilshire stated that he celebrated his 80<sup>th</sup> birthday this past weekend with family and friends.

### **Staff Announcements**

None

### **Adjournment**

Commissioner Klenzendorf made a motion to adjourn the meeting. Vice-Chairman Smithee 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 6:52 p.m.

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Wayne Wilshire, Chairman

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Delia Jones, Planning & Zoning Secretary