



CITY OF MANSFIELD

1200 E. Broad St.
Mansfield, TX 76063
mansfieldtexas.gov

Meeting Agenda

Planning and Zoning Commission

Monday, August 1, 2022

6:00 PM

City Hall Council Chambers

1. **CALL TO ORDER**

2. **INVOCATION**

3. **PLEDGE OF ALLEGIANCE**

4. **TEXAS PLEDGE**

"Honor the Texas flag; I pledge allegiance to thee, Texas, one state under God, one and indivisible."

5. **APPROVAL OF MINUTES**

[22-4767](#)

Minutes - Approval of the July 5, 2022 Planning and Zoning Commission Meeting Minutes

Attachments: [07-05-2022 Minutes](#)

6. **CITIZENS COMMENTS**

Citizens wishing to address the Commission on non-public hearing agenda items and items not on the agenda may do so at this time. Once the business portion of the meeting begins, only comments related to public hearings will be heard. All comments are limited to 5 minutes. Please refrain from personal criticisms.

In order to be recognized during the "Citizens Comments" or during a public hearing (applicants included), please complete an "Appearance Card" located at the entry to the Chambers and present it to the Planning Secretary.

7. **CONSENT AGENDA**

[22-4807](#)

SD#21-051: Final Plat of the View at the Reserve, Ph. 2 on approximately 74.365 acres located at 839 S. Mitchell Road; Tripointe Homes, owner/developer and LJA Engineering Inc., engineer

Attachments: [Location Map](#)
[Final Plat](#)

[22-4811](#)

SD#22-039: Final Plat of Lots 1-5, Block 1, Butler Masonry Addition on 4.36 acres located at 4101 Britton Road; Homeyer Engineering, Inc., engineer; Eagle Surveying, LLC, surveyor; Butler Heritage, LLC, owner

Attachments: [Approved Development Plan](#)
[Final Plat](#)

8. **PUBLIC HEARINGS**

[22-4809](#)

SUP#22-003: Public hearing on a request for a Specific Use Permit (SUP) for gas well drilling and production on approximately 5.58 acres located at 500 Mouser Way; GHA Barnett, LLC, gas well operator, 498 Mouser Way LLC, surface owner, and MMA, Inc., engineer/planner

Attachments: [Maps and Supporting Information.pdf](#)
[Site Plan for SUP#22-003.pdf](#)

9. **SUMMARY OF CITY COUNCIL ACTIONS**

10. **COMMISSION ANNOUNCEMENTS**

11. **STAFF ANNOUNCEMENTS**

12. **ADJOURNMENT OF MEETING**

13. **NEXT MEETING DATE: Monday, August 15, 2022**

I certify that the above agenda was posted on the bulletin board next to the main entrance of City Hall on July 28, 2022, in accordance with Chapter 551 of the Texas Government Code.

Art Wright, Senior Planner

* This building is wheelchair accessible. Disabled parking spaces are available. Request for sign interpreter services must be made 48 hours ahead of meeting to make arrangements. Call 817 473-0211 or TDD 1-800-RELAY TX,

* In deciding a zoning change application, the Planning & Zoning Commission and City Council are required to determine the highest and best use of the property in question. The Commission may recommend and the Council may approve a change in zoning to the category or district requested by the applicant or to any zoning category or district of lesser intensity. Notice is presumed sufficient for every District up to the intensity set forth in the zoning change application.