CITY OF MANSFIELD

Meeting Minutes - Final

Planning and Zoning Commission

Monday, August 1, 2022   **6:00 PM**   **City Hall Council Chambers**

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1. CALL TO ORDER

Chairman Knight called the meeting to order at 6:00 p.m. in the City Council Chambers of City Hall, 1200 East Broad Street, with the meeting being open to the public and notice of said meeting, giving the date, place, and subject thereof, having been posted as prescribed by Chapter 551, Texas Government Code.

Staff:
Jason Alexander, Planning Director
Arty Wheaton-Rodriguez
Art Wright, Senior Planner
Shirley Emerson, Planner
Helina Sarkodie-Minkah, Planner

Commissioners:

Present 7 - Anne Weydeck;Blake Axen;Kent Knight;Stephen Groll;Justin Gilmore;David Goodwin and Michael Mainer

2. INVOCATION

Chairman Knight provided the invocation.

3. PLEDGE OF ALLEGIANCE

4. TEXAS PLEDGE

5. APPROVAL OF MINUTES

22-4767

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

Commissioner Groll made a motion to approve the July 5, 2022, minutes as presented. Commissioner Weydeck seconded the motion which carried by the following vote:

Aye: 6 - Anne Weydeck; Blake Axen; Kent Knight; Stephen Groll; Justin Gilmore and Michael Mainer

Nay: 0

Abstain: 1 - David Goodwin

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6.   CITIZENS COMMENTS

None.

7.   CONSENT AGENDA

[22-4807](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

Commissioner Gilmore made a motion to approve the final plat as presented. Commissioner Mainer seconded the motion which carried by the following vote:

Aye: 7 -   Anne Weydeck; Blake Axen; Kent Knight; Stephen Groll; Justin Gilmore; David Goodwin and Michael Mainer

Nay: 0

Abstain: 0

[22-4811](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

Commissioner Gilmore made a motion to approve the final plat as presented. Commissioner Mainer seconded the motion which carried by the following vote:

Aye: 7 -   Anne Weydeck; Blake Axen; Kent Knight; Stephen Groll; Justin Gilmore; David Goodwin and Michael Mainer

Nay: 0

Abstain: 0

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

Mr. Wright, Senior Planner, gave a presentation and was available for questions.

Stephen Lindsey, applicant, spoke on the project and was available for questions.

Chairman Knight opened the public hearing at 6:18 p.m. and called for anyone wishing to speak to come forward.

Seeing no one come forward to speak, Chairman Knight closed the public hearing at 6:18 p.m.

After discussion, Commissioner Gilmore made a motion to approve the request with a condition that the gas well operator must provide continuous sound monitoring when the first home is built in Watson Branch. Commissioner Goodwin seconded the motion, which carried by the following vote:

Aye: 5 - Blake Axen; Kent Knight; Stephen Groll; Justin Gilmore and David Goodwin

Nay: 2 - Anne Weydeck and Michael Mainer

Abstain: 0

9. SUMMARY OF CITY COUNCIL ACTIONS

Mr. Wheaton-Rodriguez reported that there were no planning items on the July 25, 2022, Council agenda.

10. COMMISSION ANNOUNCEMENTS

None.

11. STAFF ANNOUNCEMENTS

None.

12. ADJOURNMENT OF MEETING

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

Aye: 7 - Anne Weydeck; Blake Axen; Kent Knight; Stephen Groll; Justin Gilmore; David Goodwin and Michael Mainer

Nay: 0

Abstain: 0

With no further business, Chairman Knight adjourned the meeting at 7:22 p.m.

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Kent Knight, Chairman

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Jennifer Johnston, Development Coordinator