



Planning and Zoning Commission - Regular Meeting

November 3, 2025 - 5:30 PM

Council Chambers

1200 E. Broad St., Mansfield, TX 76063

1. CALL MEETING TO ORDER

2. WORK SESSION - 5:30 P.M.

- A. Development Review Committee: Written Statement of Conditions Discussion
- B. Presentation by Staff on Items from the Regular Planning and Zoning Commission Meeting
- C. Staff Announcements
- D. Summary of City Council Actions

3. 6:00 P.M. OR IMMEDIATELY FOLLOWING WORK SESSION - RECONVENE INTO REGULAR SESSION

4. INVOCATION

5. PLEDGE OF ALLEGIANCE TO THE UNITED STATES AND TEXAS FLAG

6. APPROVAL OF MINUTES

25-1516 Minutes - Approval of the September 16, 2025, Planning and Zoning Commission Meeting Minutes

Attachments:

- 1. 9-16-25 DRAFT Minutes

25-1517 Minutes - Approval of the October 6, 2025, Planning and Zoning Commission Meeting Minutes

Attachments:

- 1. 10-6-25 DRAFT Minutes

25-1519 Minutes - Approval of the October 13, 2025, Planning and Zoning Commission Meeting Minutes

Attachments:

- 1. 10-13-25 DRAFT Minutes

7. CITIZEN 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 five (5) minutes.

8. COMMISSION ANNOUNCEMENTS

9. PUBLIC HEARINGS

25-1512 Preliminary Plat of Square at Matlock on 25 Acres and addressed at 2880 and 2804

Matlock Road (SD#25-060)

Presenters: Katasha Smithers, Planning Manager - Current Planning

Attachments:

1. Location Map
2. Preliminary Plat

- 25-1513 Preliminary Plat of Heritage Parkway South Located at 3892 Britton Road and 3600 Lone Star Road (SD#25-063)
Presenters: Arty Wheaton-Rodriguez, Assistant Director of Planning
Attachments:
1. Location Map
 2. Preliminary Plat
 3. Written Statement of Conditions
- 25-1522 Preliminary Plat of South Mitchell Townhomes on 8 acres and addressed at 1000 South Mitchell Road. (SD#24-020)
Presenters: Katasha Smithers, Planning Manager - Current Planning
Attachments:
1. Location map
 2. PRELIM PLAT
 3. Written Statement of Conditions
 4. Approved PD Site Plan - ZC-23-006
- 25-1510 Replat of Lots 1 through 3, Block 1, CT Addition Located at 1266 Lakeview Drive (SD#25-017)
Presenters: Arty Wheaton-Rodriguez, Assistant Director of Planning
Attachments:
1. Location Map
 2. Replat
 3. Written Statement of Conditions
- 25-1509 Final Plat of Lone Star Ranch Phase 3 on 23 acres Located at 949 Lariat Lane (SD#23-033)
Presenters: Katasha Smithers, Planning Manager - Current Planning
Attachments:
1. Written Statement of Conditions
 2. Location Map
 3. Final Plat
- 25-1521 Final Plat of Kinney Park Addition on Approximately 32.4 acres located at 1970 North Main Street (SD#25-038)
Presenters: Katasha Smithers, Planning Manager - Current Planning
Attachments:
1. Location Map
 2. Final Plat
 3. Written Statement of Conditions
 4. Approved Preliminary Plat
 5. Approved PD - ZC#23-018
- 25-1511 Final Plat of Westhill Parks Phase one on Approximately 72 acres and addressed as 1669, 1671, 1791, 1821 & 1901 Newt Patterson Road (SD#25-027)
Presenters: Katasha Smithers, Planning Manager - Current Planning
Attachments:
1. Location Map
 2. Final Plat
 3. Written Statement of Conditions

4. Approved Preliminary Plat
5. Approved PD - ZC#23-024

25-1514

Public Hearing and Consideration of a request by Open Studio Architecture PLLC, for a Zoning Change from C-2 Community Business District to PD, Planned Development District, being 5.866 acres located within T.O. Harris Survey, Abstract No.645 and addressed as 2445 FM 157 (ZC25-002)

Presenters: Arty Wheaton-Rodriguez, Assistant Director of Planning

Attachments:

1. Maps and Supporting Information
2. Exhibits

10. ADJOURN

CERTIFICATION

I certify that the above agenda was posted on the bulletin board next to the main entrance of City Hall on October 28, 2025, prior to 5:30 p.m. in accordance with Chapter 551 of the Texas Government Code.

Clarissa Carrasco, Planning Technician

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, 1-800-735-2989.

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.