



Planning and Zoning Commission - Regular Meeting

December 1, 2025 - 6:00 PM

Council Chambers

1200 E. Broad St., Mansfield, TX 76063

1. CALL MEETING TO ORDER

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

A. Presentation by Staff on Items from the Regular Planning and Zoning Commission Meeting

B. Staff Announcements

C. Summary of City Council Actions

D. Introduction of Amendments to the Planning and Zoning Commission Rules of Procedure

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. COMMISSION ANNOUNCEMENTS

7. APPROVAL OF MINUTES

25-1614 Minutes - Approval of the November 3, 2025, Planning and Zoning Commission Meeting Minutes

Attachments:

1. 11-3-25 DRAFT Minutes

8. 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.

9. PUBLIC HEARINGS

25-1615 Preliminary Plat of Bonner Farm House Addition on 3.5 Acres Located at 1709 and 1750 Bonner Drive (SD#25-057)

Presenters: Katasha Smithers, Planning Manager - Current Planning

Attachments:

1. Location Map
2. Preliminary Plat
3. Written Conditions of Approval

25-1632 Replat of Lot 1R, Block 1, MISD 6th Avenue Transportation Addition, being 37.287 acres located at 900 S 6th Avenue (SD#25-059)

Presenters: Katasha Smithers, Planning Manager - Current Planning

Attachments:

1. Location Map
2. Previously Approved Plat SD#06-061
3. Replat

25-1616 Replat of Lots 8R1 and 8R2, Block 1, The Village Off Broadway on 2.6 acres Located at 3170 E Broad Street (SD#25-065)

Presenters: Katasha Smithers, Planning Manager - Current Planning

Attachments:

1. Location Map
2. Replat
3. Written Conditions of Approval
4. Previously Approved Plat SD#23-031

25-1622 Final Plat of Lot 2 and Lot 3, Block 2, The Village at South Pointe on 10 acres and addressed as 1415 S U.S. HWY 287 (SD#24-034)

Presenters: Katasha Smithers, Planning Manager - Current Planning

Attachments:

1. Location Map
2. Final Plat
3. Written Statement of Conditions
4. Approved Preliminary Plat

25-1617 Final Plat of Lot 1 and Lot 3, Block 1, Heritage Park on 4 acres and addressed as 700 S U.S. HWY 287 (SD#25-066)

Presenters: Katasha Smithers, Planning Manager - Current Planning

Attachments:

1. Location Map
2. Final Plat
3. Written Statement of Conditions
4. Approved Preliminary Plat

25-1618 Public Hearing and consideration of a request from Goodwill for a Specific Use Permit for a used merchandise store at 989 N. Walnut Creek Drive, situated on approximately 5.8 acres within Lot 2, Block 1, Walnut Creek Village Addition. (SUP#25-003)

Presenters: Katasha Smithers, Planning Manager - Current Planning

Attachments:

1. Maps and Supporting Information
2. Exhibit A and B - Project Narrative and Survey of Drop-off Area

25-1619 Public Hearing and consideration of a request from Mansfield Mission Center for a Specific Use Permit for a used merchandise store at 901 W. Broad St, situated on 2.539 acres within Lot 1R-1, Block 1, The Caring Place Addition. (SUP25-005)

Presenters: Arty Wheaton-Rodriguez, Assistant Director of Planning

Attachments:

1. Maps and Supporting Information
2. Exhibits A-D

25-1514 Continuation of 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. Exhibit A - Legal Description

3. Exhibit B - Planned Development Standards
4. Exhibit C - Site Plan & Building Elevations

10. ADJOURN

CERTIFICATION

I certify that the above agenda was posted on the bulletin board next to the main entrance of City Hall November 21, 2025, prior to 5:00 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.