



**Planning and Zoning Commission - Regular Meeting**

**January 15, 2026 - 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.** Presentation by Staff on Items from the Regular Planning and Zoning Commission Meeting

**B.** Staff Announcements

**C.** Summary of City Council Actions

**D.** Discuss 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. 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.

**7. COMMISSION ANNOUNCEMENTS**

**8. PUBLIC HEARINGS**

25-1725

Public Hearing on a Request Submitted by Triangle Engineering for a Specific Use Permit to Allow a Car Wash at 1561 E Broad Street, Located on 2.6 acres and Situated in the Henry Odele Survey Abstract No. 1196 Tract 4. (SUP25-004) APPLICANT HAS REQUESTED TO CONTINUE PUBLIC HEARING TO FEBRUARY 19, 2026.

**Presenters:** Katasha Smithers, Planning Manager - Current Planning

**Attachments:**

1. Maps and Supporting Information

**9. ADJOURN**

**CERTIFICATION**

I certify that the above agenda was posted on the bulletin board next to the main entrance of City Hall on January 9, 2026, prior to 5:00 p.m. in accordance with Chapter 551 of the Texas Government Code.

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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.