



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.

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.



**City of Mansfield
Staff Report**

Item ID: 26-1759

Agenda Date: January 15, 2026

Title

Discuss Amendments to the Planning and Zoning Commission Rules of Procedure

Description/History

At a work session held on December 1, 2025, the Planning and Zoning Commission was presented with and received the first draft of the Rules of Procedure for review.

During the overview discussion, the Commission and Staff began identifying potential modifications to meeting days and times, agenda structure, and other procedural items.

Since the previous Planning and Zoning Commission meeting, the Rules of Procedure have been refined based on the guidance received. Staff is presenting a more detailed version to support a comprehensive review and in-depth discussion. Pending the Commission's review, discussion, and direction, staff will revise the Rules of Procedure and seek final approval at the February 19, 2026, Planning & Zoning Commission meeting.

Strategic Initiative

Recommendation

Provide feedback and direction to staff regarding the draft Rules of Procedure.

Funding Source

Prepared By

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City of Mansfield
Staff Report

Item ID: 25-1725

Agenda Date: January 15, 2026

Title

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.

Description/History

The applicant is requesting to table action on this case and continue the case to the February 19, 2026, scheduled Planning and Zoning Commission hearing. After public hearing notifications were already made, the applicant sought adjustments to their site plan. Those revisions are in the process of being submitted by the applicant and reviewed by the Development Review Committee.

Existing Use: Vacant

Existing Zoning: C-2, Community Business District

Surrounding Land Use & Zoning:

North – Shady Valley Duplexes, 2F, Two Family Residential District
South – Courtesy Stay Inn and Quik Trip, C-2, Community Business District
East – Retail Building, C-2, Community Business District
West – Parkside Apartments and Retail Building, MF-2, Multi-Family Residential District and C-2, Community Business District

Thoroughfare Plan Specification:

East Broad Street – 6-lane divided arterial street.

History:

While the majority of the surrounding area has been developed, the subject property remains one of the few undeveloped parcels along Broad Street.

Mansfield 2040 Plan

Mansfield 2040 Land Use Designation: Retail & Office

The Retail & Office category is designed to provide shopping, employment, and services for Mansfield residents and visitors. Development should primarily rely on regional thoroughfares but also offer local street and pedestrian access. Higher-density residential uses may be appropriate if they support nearby commercial and office activity. Shared access and utilities are encouraged to minimize impacts on services and traffic. Buildings should face major roads with pedestrian-scale lighting, transparent materials, and landscaping to soften the visual impact. This category should accommodate a variety of scales and services to attract and retail businesses that meet the needs of Mansfield's residents and passersby. In areas near build-out or redevelopment, retrofitting storefronts and parking should be considered to optimize land use.

Summary

The subject property is situated in the C-2 Community Business District, where a car wash is permitted with the approval of a Specific Use Permit (SUP). The applicant has requested to table the item to the February 19, 2026, Planning & Zoning Commission meeting.

Strategic Initiative

Focus on the Future

Recommendation

The Development Review Committee recommends opening the public hearing and continuing it to the February 19, 2026, Planning & Zoning Commission meeting.

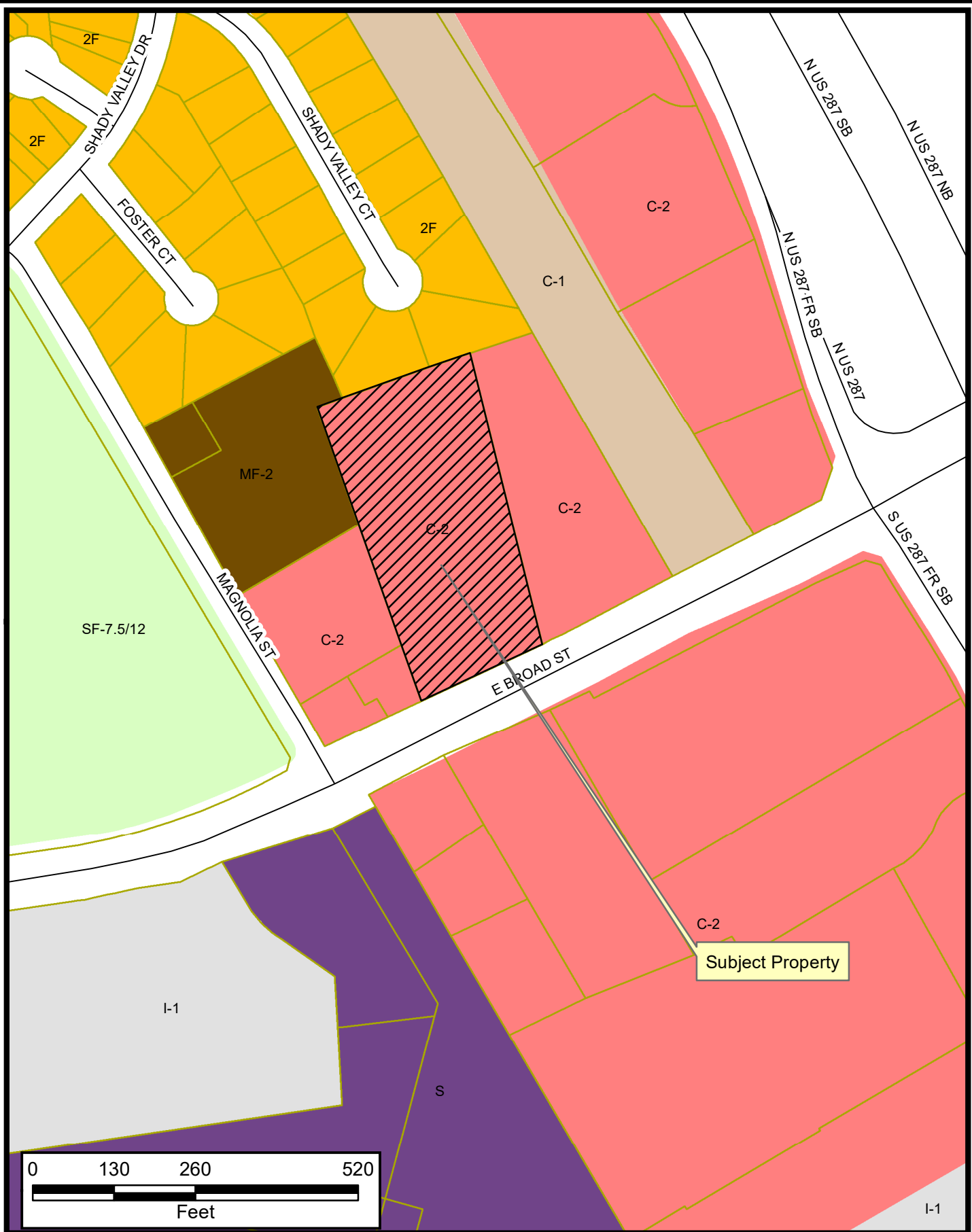
Funding Source

N/A

Prepared By

Helina Okyere, Planner I - (817) 276-4287





SUP#25-004

This information is for illustrative purposes only. Not for design or development purposes. Site-specific studies may be required to obtain accurate feature locations. Every effort is made to ensure the information displayed here is accurate; however, the City of Mansfield makes no claims to its accuracy or completeness.

12/1/2025

Property Owner Notification for SUP#25-004

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
HANA ADDITION	BLK 1	HNQP LLC	905 RIVIERA DR	MANSFIELD, TX	76063-3718
HILLCREST ADDITION - MANSFIELD	BLK 47	MANSFIELD PUBLIC FACILITY CORP	1200 E BROAD ST	MANSFIELD, TX	76063
MEYER GREEN BUSINESS PARK	BLK 1	BLESSINGS ENTERPRISES INC	1900 CASPIAN LN	COLLEYVILLE, TX	76034
ODELE, HENRY SURVEY	A 1196	TARRANT COUNTY WATER DISTRICT	800 E NORTHSIDE DR	FORT WORTH, TX	76102
ODELE, HENRY SURVEY	A 1196	BEAR BASEBALL PROPERTIES LLC	200 CRESCENT CT STE 1820	DALLAS, TX	75201
QT 952 ADDITION	BLK 1	SUDBURY 10705 LLC	8407 LAKEMONT DR	DALLAS, TX	75209
QT 952 ADDITION	BLK 1	ARUN NIRALEE PARTNERS I	1560 E BROAD ST	MANSFIELD, TX	76063-1807
SHADY VALLEY APARTMENTS	LOT A	TRIEX TEXAS HOLDING LLC	PO BOX 3396	HUNTINGTON BEACH, CA	92605-3396
SHADY VALLEY APARTMENTS NO LEGAL		TRIEX TEXAS HOLDING LLC	PO BOX 3396	HUNTINGTON BEACH, CA	92605-3396
SHADY VALLEY DUPLEXES ADDITION	BLK 1	SHARP, WILLIAM T	5120 HOPPER RD	BURLESON, TX	76028
SHADY VALLEY DUPLEXES ADDITION	BLK 1	CANTERBURY TX PROPERTIES LLC	4636 LUNA CT	CYPRESS, CA	90720
SHADY VALLEY DUPLEXES ADDITION	BLK 1	CANTERBURY TX PROPERTIES LLC	4636 LUNA CT	CYPRESS, CA	90720
SHADY VALLEY DUPLEXES ADDITION	BLK 1	CLEVELAND, HAROLD	5909 CAPE LOOP	LAND O LAKES, FL	34639-2698
SHADY VALLEY DUPLEXES ADDITION	BLK 1	CANTERBURY TX PROPERTIES LLC	4636 LUNA CT	CYPRESS, CA	90720
SHADY VALLEY DUPLEXES ADDITION	BLK 1	KNIGHT, JAMES R	6222 KENWICK AVE	FORT WORTH, TX	76116-4629
SHADY VALLEY DUPLEXES ADDITION	BLK 1	KNIGHT, JAMES R	6222 KENWICK AVE	FORT WORTH, TX	76116-4629
SHADY VALLEY DUPLEXES ADDITION	BLK 1	KRUEGER, NATHAN OLIVER	10 FOSTER CT	MANSFIELD, TX	76063-1847
SHADY VALLEY DUPLEXES ADDITION	BLK 4	TRIEX TEXAS HOLDING LLC	PO BOX 3396	HUNTINGTON BEACH, CA	92605-3396
SHADY VALLEY DUPLEXES ADDITION	BLK 4	VERITY REAL ESTATE INVESTMENTS	16970 DALLAS PKWY BUILDING 401	DALLAS, TX	75248

Monday, December 1, 2025

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Property Owner Notification for SUP#25-004

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
SHADY VALLEY DUPLEXES ADDITION	BLK 4	DJZ DRYCLEANING LLC	7101 TWIN OAKS CT	MANSFIELD, TX	76063