



**Planning and Zoning Commission - Regular Meeting
February 19, 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

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

26-1794 Minutes - Approval of the December 1, 2025, Planning and Zoning Commission Meeting Minutes

Attachments:

1. 12-1-25 DRAFT Minutes

26-1795 Minutes - Approval of the January 15, 2026, Planning and Zoning Commission Meeting Minutes

Attachments:

1. 1-15-26 DRAFT Minutes

26-1886 Minutes - Approval of the February 5, 2026, Planning and Zoning Commission Meeting Minutes

Attachments:

1. 2-5-26 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. OTHER BUSINESS

26-1919 Approval of Amendments to the Planning and Zoning Commission Rules of Procedure

Presenters: Clayton Comstock, Executive Director of Planning and Development

Attachments:

1. 2026 Rules of Procedure Update (clean)
2. 2026 Rules of Procedure Draft Update

10. 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)

Presenters: Katasha Smithers, Planning Manager - Current Planning

Attachments:

1. Maps and Supporting Information
2. Exhibit A - Legal Description
3. Exhibit B - Site Plan, Elevations, and Landscape Plan
4. Exhibit C - Development Review Committee Comments
5. Exhibit D - Letters/Speaker Cards
6. Land Use Saturation Map: Car Wash

11. ADJOURN

CERTIFICATION

I certify that the above agenda was posted on the bulletin board next to the main entrance of City Hall on February 13, 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.