



**Planning and Zoning Commission - Regular Meeting**

**April 16, 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**

26-2037 Minutes - Approval of the March 5, 2026, Planning and Zoning Commission Meeting Minutes

**Attachments:**

1. 3-5-26 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. PUBLIC HEARINGS**

26-2094 Preliminary Plat of Patterson Heights Addition on 3.06 Acres, consisting of 30 residential lots and 1 open space lot and situated in the Thomas J. Hanks Survey, Abstract No. 644 (SD#26-012)

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

**Attachments:**

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

26-2120 Final Plat of Alfonso Addition on 2.75 Acres, consisting of Two Residential lots and situated in the B.B.B. and C.R.R.CO Survey, Abstract No. 83 (SD#26-009)

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

**Attachments:**

1. Location Map
2. Final Plat
3. Exhibit A - Written Statement of Conditions

## 10. TOUR OF THE CITY OF MANSFIELD

26-2121 The Planning and Zoning Commission will depart City Hall by a shuttle bus on a brief tour of the Southwest and Southeast quadrants of Mansfield. A map and list of streets included on the tour route is attached as Exhibit "A." The Commission may deviate slightly from the route, if needed, to adjust for traffic or viewing of additional locations within the defined tour route boundary as shown on Exhibit A.

**Presenters:** Clayton Comstock, Executive Director of Planning and Development

**Attachments:**

1. Exhibit A

## 11. ADJOURN

### CERTIFICATION

I certify that the above agenda was posted on the bulletin board next to the main entrance of City Hall on April 10, 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.