



Planning and Zoning Commission - Work Session Meeting

May 7, 2026 - 5:30 PM

Multipurpose Room

1200 E. Broad St., Mansfield, TX 76063

1. CALL MEETING TO ORDER

2. 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.

3. WORK SESSION

A. Staff Announcements

B. Commission Announcements

C. Summary of City Council Actions

D. Presentation by Executive Director of Community Services Matt Young regarding the My Mansfield Parks 2020 Master Plan and the 2025 Update.

E. Commercial Drone Delivery Ordinance Discussion

4. ADJOURN

CERTIFICATION

I certify that the above agenda was posted on the bulletin board next to the main entrance of City Hall on May 1, 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.



Agenda Date: May 7, 2026

Title

Presentation by Executive Director of Community Services Matt Young regarding the My Mansfield Parks 2020 Master Plan and the 2025 Update.

Description/History

The Planning & Zoning Commission plays an important role in implementing the City's long-range plans, and this work session presentation supports that responsibility. The My Mansfield Parks 2020 Master Plan provides a community-informed framework for park system improvements, trail connectivity, and open space planning as Mansfield continues to grow. While focused on parks, the plan has direct implications for land use, development patterns, and neighborhood design.

This presentation is particularly relevant as the Commission evaluates zoning and development requests in the context of the Mansfield 2040 Future Land Use Plan and City Council's vision of "a dynamic community where people are heard, growth is balanced, and pride runs deep." Parks and open space are key components of complete neighborhoods and contribute to quality of life and long-term community health. Understanding the Parks Master Plan and its 2025 update will help the Commission better consider how development decisions align with broader community goals.

During this work session, Executive Director of Community Services Matt Young will provide an overview of the My Mansfield Parks 2020 Master Plan and the 2025 update, including key priorities and how they relate to ongoing growth and development in Mansfield. For reference, the Commission can access the Master Plan and their interactive Parks Projects Map online at the links below.

My Mansfield Parks [2020 Master Plan](#)

[Interactive Parks Projects Planning Map](#)

Strategic Initiative

Focus on the Future
Building Strong Neighborhoods

Recommendation

N/A

Funding Source

N/A

Prepared By

Clayton Comstock, Executive Director of Planning and Development - (817) 276-4252



Agenda Date: May 7, 2026

Title

Commercial Drone Delivery Ordinance Discussion

Description/History

At this work session, the Planning & Zoning Commission will discuss the emerging regulatory framework for commercial drone delivery and unmanned aircraft system (UAS) facilities, with a focus on how Mansfield can proactively address this evolving industry through zoning and development standards. The discussion will build on recent analysis of peer cities across North Texas, which shows a consistent approach centered on regulating ground-based infrastructure—such as drone hubs and staging areas—rather than attempting to regulate airspace, which is largely governed at the federal level.

Staff will present key policy considerations related to land use classification, site design, and compatibility with surrounding development. This includes how other cities are addressing accessory versus primary use distinctions, establishing buffers from residential and other noise-sensitive uses, and applying standards for screening, placement, and parking. Recent ordinances, such as those adopted in Plano and Garland, illustrate a tiered approach that differentiates between small accessory hubs and larger, more intensive operations, often requiring additional review through a Specific Use Permit process for higher-impact facilities.

The Commission's discussion will help guide the development of a Mansfield-specific ordinance that balances innovation and economic opportunity with neighborhood compatibility and operational clarity. Staff is seeking input on key policy directions, including appropriate separation distances, the treatment of accessory "middle destination" facilities (e.g., pickup/drop-off points for restaurants and retailers), and the overall framework for administrative approval versus discretionary review. This work session is intended to ensure alignment with City Council direction and position Mansfield to respond effectively as drone delivery continues to expand in the region.

Staff introduced this topic to City Council at their April 13 meeting as well. You can access the video for that meeting by clicking on this link: [City Council Work Session](#).

Strategic Initiative

Focus on the Future

Recommendation

N/A

Funding Source

N/A

Prepared By

Katasha Smithers, Planning Manager - Current Planning - (817) 276-4235

