



Planning and Zoning Commission - Regular Meeting

May 21, 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. Commercial Drone Delivery Ordinance Discussion

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

26-2197 Minutes - Approval of the April 16, 2026, Planning and Zoning Commission Meeting Minutes

Attachments:

1. 4-16-26 DRAFT Minutes

26-2232 Minutes - Approval of the May 7, 2026, Planning and Zoning Commission Meeting Minutes

Attachments:

1. 5-7-26 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

26-2236 Preliminary Plat of Falcon Crossing Addition on 5.87 Acres, consisting of 43 residential lots, 1 commercial lot, and 12 open space lots situated in the T. O. Harris Survey, Abstract No. 645 and addressed as 3245 FM 157 (SD#26-015)

Presenters: Katasha Smithers, Planning Manager - Current Planning

Attachments:

1. Location Map

2. Preliminary Plat
3. Written Statement of Conditions

26-2234 Final Plat of The Oaks Preserve Phase 2 and 3 on 109.68 Acres, Consisting of 85 Residential Lots and 11 Open Space Lots Situated in the M.D. Dickey Survey, Abstract No. 195, and T.J. Hanks Survey, Abstract No. 1109 (SD#26-016)

Presenters: Katasha Smithers, Planning Manager - Current Planning

Attachments:

1. Location Map
2. Approved Development Plan
3. Final Plat
4. Exhibit A – Written Conditions of Approval

26-2235 Public Hearing and Consideration of a Request by Winkelmann & Associates, Inc. for a Zoning Change from PD, Planned Development District to PD, Planned Development District for Commercial Uses, Being 18.604 Acres Located Within the B.F. Howard Survey, Johnson and Ellis County, Bounded by Barrington Way, S. US 287, Hadley Lane, and Approximately 150 Feet South of Ambrose Pkwy. (ZC26-003)

Presenters: Shirley Emerson, Planner I

Attachments:

1. Maps and Supporting Information
2. Exhibit A - Legal Description
3. Exhibit B - Planned Development Standards
4. Exhibit C – Site Plan Exhibits
5. Previously Approved PD, ZC14-007

26-2237 Public Hearing and Consideration of a Request by Bannister Engineering, LLC for a Zoning Change from I-1, Light Industrial District to PD, Planned Development District for Commercial Uses, Being 6.441 Acres Located Within the J Robertson Survey, Abstract 1317 Tarrant County, Located Approximately 160 ft South of Heritage Parkways and West of S. US 287. (ZC26-004)

Presenters: Arty Wheaton-Rodriguez, Assistant Director of Planning

Attachments:

1. Maps and Supporting Information
2. Exhibit A - Legal Description
3. Exhibit B - Planned Development Standards
4. Exhibit C - Site Plan Exhibits

10. ADJOURN

CERTIFICATION

I certify that the above agenda was posted on the bulletin board next to the main entrance of City Hall on May 14, 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.