



Planning and Zoning Commission - Regular Meeting

June 18, 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

26-2329 Minutes - Approval of the May 21, 2026, Planning and Zoning Commission Meeting Minutes

Attachments:

1. 5-21-26 DRAFT Minutes

26-2376 Minutes - Approval of the June 4, 2026, Planning and Zoning Commission Meeting Minutes

Attachments:

1. 6-4-26 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

26-2345 Consideration of a request from IH Somerset, LLC for a Final Plat of Somerset Townhomes, being 20.691 acres located in the 3100 Block of Ambrose Parkway and situated in the Seth M. Blair Survey, Abstract No. 72. (SD24-041)

Presenters: Arty Wheaton-Rodriguez, Assistant Director of Planning

Attachments:

1. Location Map
2. Final Plat
3. DS24-001 Approved Detailed Site Plan Exhibits

26-2360 Consideration of a request from Hanover Property Company for a Preliminary Plat of M3 Ranch, Phase 3, being 157.17 acres located in the 1600 to 2300 Blocks of FM 917 (Heritage Parkway) and situated in the Crawford Treese Survey, Abstract No. 831, Joseph C Guest Survey, Abstract No. 311, Authur Gibson Survey, Abstract No. 302, and The RB & FA English Survey, Abstract No. 254. (SD26-017)

Presenters: Arty Wheaton-Rodriguez, Assistant Director of Planning

Attachments:

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

26-2404 Public Hearing and Consideration of amendments to Chapter 155 of the Code of Ordinances of the City of Mansfield (Zoning) to establish regulations for Commercial Drone Delivery Operations, including definitions, permitted and Specific Use Permit land uses, development standards, and related revisions to regulations governing Airports, Heliports, Helistops, and Vertiports. (OA#26-002)

Presenters: Clayton Comstock, Executive Director of Planning and Development

Attachments:

1. Draft Amendment
2. Public Input

10. ADJOURN

CERTIFICATION

I certify that the above agenda was posted on the bulletin board next to the main entrance of City Hall on June 12, 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.