



**Planning and Zoning Commission - Regular Meeting**

**July 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**

26-2437 Minutes - Approval of an Amendment to the May 7, 2026, Planning and Zoning Commission Meeting Minutes

**Attachments:**

1. 5-7-26 DRAFT Minutes - Amended

26-2438 Minutes - Approval of an Amendment to the June 4, 2026, Planning and Zoning Commission Meeting Minutes

**Attachments:**

1. 6-4-26 DRAFT Minutes - Amended

26-2436 Minutes - Approval of the June 18, 2026, Planning and Zoning Commission Meeting Minutes

**Presenters:**

**Attachments:**

1. 6-18-26 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**

26-2472 Consideration of a request from D.R. Horton Texas, LTD for a Preliminary Plat of Munoz Tract, being 15.47 acres located in the 1900 Block of 3100 Block of Gertie

Barrett Road and situated in the James McDonald Survey, Abstract No. 997 (SD26-021)

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

**Attachments:**

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

26-2473

Consideration of a request from Hillstone in Mansfield, LLC for a Final Plat of South Mitchell Townhomes, being 7.869 acres located at 1000 S. Mitchell Road and situated in the Samuel Mitchell Survey, Abstract No. 593. (SD26-004)

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

**Attachments:**

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

## 10. ADJOURN

### CERTIFICATION

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