



Planning and Zoning Commission - Regular Meeting

August 6, 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. RECESS INTO EXECUTIVE SESSION

Pursuant to Section 551.071, Texas Government Code, the Commission reserves the right to convene in Executive Session(s), from time to time as deemed necessary during this meeting for any posted agenda item, to receive advice from its attorney as permitted by law.

A. Consultation with City Attorney to Seek Advice About Pending or Contemplated Litigation, a Settlement Offer, or on a Matter in Which the Duty of the City Attorney to the City's Governmental Body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas Clearly Conflicts with Chapter 551 of the Texas Government Code Pursuant to 551.071, including but not limited to legal issues concerning any item listed on today's posted Planning and Zoning Commission agenda, and/or the subject matter listed.

4. 6:00 P.M. OR IMMEDIATELY FOLLOWING EXECUTIVE SESSION - RECONVENE INTO REGULAR BUSINESS SESSION

5. INVOCATION

6. PLEDGE OF ALLEGIANCE TO THE UNITED STATES AND TEXAS FLAG

7. COMMISSION ANNOUNCEMENTS

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. CONSENT AGENDA

Minutes - Approval of the July 16, 2026, Planning and Zoning Commission Meeting Minutes

Presenters:

Attachments:

1. 7-16-26 DRAFT Minutes

Minutes - Approval of the July 28, 2026, Planning and Zoning Commission Meeting Minutes

Presenters:

Attachments:

1. 7-28-26 DRAFT Minutes

Consideration of a request from Blazing Hospitality LLC for a Replat of Lots 5R and 6, Block 1, Reserve North Addition, on 2.479 acres located at 351 Matlock Road. (SD#26-019)

Presenters: Katasha Smithers, Planning Manager - Current Planning

Attachments:

1. Location Map
2. Previously Approved Plat
3. Replat
4. Exhibit A - Written Statement of Conditions

Consideration of a request from GRBK Edgewood, LLC for a Final Plat of Watson Branch Phase 2 on 15.669 Acres at 401 House Road Situated in the S.S. Callender Survey, Abstract No. 359 (SD#23-017)

Presenters: Katasha Smithers, Planning Manager - Current Planning

Attachments:

1. Location Map
2. Approved Site Plan
3. Final Plat

Consideration of a request from A & E Prime Homes, LLC for a Final Plat of Bonner Farm House Addition being 3.475 acres located at 1709 and 1750 Bonner Drive in the James Bridgeman Survey, Abstract No. 186 (SD#26-024)

Presenters: Katasha Smithers, Planning Manager - Current Planning

Attachments:

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

10. PUBLIC HEARINGS

26-2550 Public Hearing and Consideration of a request from Blazing Hospitality, LLC for a Specific Use Permit for an Eating Establishment with Drive-Through Beverage Service on a 0.78-acre portion of Lot 5, Block 1, Reserve North Addition, and located at 351 Matlock Rd. (SUP26-003)

Presenters: Katasha Smithers, Planning Manager - Current Planning

Attachments:

1. Maps and Supporting Information
2. Exhibit A - Legal Description
3. Exhibit B - Site Plan
4. Exhibit C - Elevations
5. Exhibit D - Landscape Plan
6. Exhibit E - Signage Plan
7. Concept Plan for Remaining Lot

26-2551 Public Hearing and Consideration of a request from Blazing Hospitality, LLC for a Specific Use Permit for an Eating Establishment with Drive-Through Service on 0.97-acre described as Lot 4, Block 1, Reserve North Addition, and located at 2431 E. Broad St. (SUP26-004)

Presenters: Katasha Smithers, Planning Manager - Current Planning

Attachments:

1. Maps and Supporting Information
2. Exhibit A - Legal Description
3. Exhibit B & C - Site Plan & Building Elevations
4. Exhibit D - Landscape Plan
5. Exhibit E - Signage Plan
6. Overall Concept Plan

26-2530

Continuation of Public Hearing and Consideration of a Request by Stillwater Capital Inc., for a Zoning Change from PD, Planned Development District to PD, Planned Development District for Commercial, Residential and Institutional Uses on 153.073 Acres Located Within the E. McAnear Survey, Abstract 1005, R. Bratton Survey, Abstract 114, S.C. Neill Survey, Abstract 1159, and the M. Gregg Survey, Abstract 555, Tarrant County, TX, bounded by E Broad St, Matlock Rd, Heritage Pkwy and Regency Pkwy on parcels addressed 240 and 260 N Mitchell Rd, 2401 Heritage Pkwy, 2500 E Broad and 351 N Miller. (ZC24-016)

Presenters: Clayton Comstock, Executive Director of Planning and Development

Attachments:

1. Maps and Supporting Information
2. Exhibit A - Illustrative Plan
3. Exhibit B - Regulating Plan
4. Exhibit C - Planned Development Standards
5. Exhibit D - Cross Sections
6. Exhibit E - Legal Description

11. ADJOURN

CERTIFICATION

I certify that the above agenda was posted on the bulletin board next to the main entrance of City Hall on July 31, 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.