



Planning and Zoning Commission - Regular Meeting

August 20, 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. 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.

8. PUBLIC HEARINGS

26-2604 Consideration of a request from SP Mansfield Property Fund IV, LLC for a Final Plat of Lots 1-5, Block 1, Hunters Pointe Broad Street Addition, on 5.667 acres located at 1840 Cannon Drive. (SD#26-025)

Presenters: Katasha Smithers, Planning Manager - Current Planning

Attachments:

1. Location Map
2. Approved Preliminary Plat
3. Final Plat
4. Statement of Conditions
5. Approved Site Plan ZC 25-009

26-2605 Public Hearing and consideration of a request by The John R. McAdams Company, Inc. for a Zoning Change from PD, Planned Development District to PD, Planned Development District for single-family attached Townhome uses, being 11.71 Acres located within the Samuel C. Neill Survey, Tarrant County, at 500 Seeton Road. (ZC26-001)

Presenters: Shirley Emerson, Planner I

Attachments:

1. Maps and Supporting Information

2. Applicant Narrative
3. Exhibit A - Legal Description
4. Exhibit B - Planned Development Standards
5. Exhibit C - Plans
6. Previously Approved PD, ZC06-031

26-2606

Public Hearing and consideration of a request from Trez Shops at Broad, LP for a Zoning Change from PD, Planned Development District and C-2 Community Business District to PD, Planned Development District for Commercial uses and Package Store, being 15.8 acres located within the Henry Odele Survey, Tarrant County, at 1741 and 1755 E Broad Street and 101 Carlin Road. (ZC26-002)

Presenters: Helina Okyere, Planner I

Attachments:

1. Maps and Supporting Information
2. Exhibit A - Legal Description
3. Exhibit B - Planned Development Standards
4. Exhibit C - Site Plan
5. Exhibit D - Building Elevations
6. Exhibit E - Landscape Plan
7. Exhibit F - Sign Plan
8. Previously Approved PD, ZC#16-008

9. ADJOURN

CERTIFICATION

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