



Planning and Zoning Commission - Regular Meeting

October 1, 2026 - 5:30 PM

Council Chambers

1200 E. Broad St., Mansfield, TX 76063

1. CALL MEETING TO ORDER

2. ELECTION OF CHAIR AND VICE-CHAIR

26-2757 Election of Chair

26-2758 Election of Vice-Chair

3. 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

4. 6:00 P.M. OR IMMEDIATELY FOLLOWING WORK SESSION - RECONVENE INTO REGULAR 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. PUBLIC HEARINGS

26-2775 Consideration of a request from IPRR South Pointe-9, LLC for a Final Plat of Lot 1X and 2X, Block 1, Lot 1X, Block 2, Lot 1X, Block 3, and rights-of-way for Julian Feild Street, Largent Way, and Wagon Place, Southpointe Phase 9, being 18.68 acres located in the S.M. Blair Survey, Abstract Nos. 72 and 135, Johnson and Ellis Counties, Texas (SD#26-011)

Presenters: Katasha Smithers, Planning Manager - Current Planning

Attachments:

1. Location Map
2. Final Plat
3. Exhibit A – Written Conditions of Approval

26-2776 Consideration of a request from Maverick Development Partners, LLC for a Preliminary Plat of Lot 1, Block 1, and Lot 1, Block 2, 311 Smith Street Multi-Family Addition, being 10.961 acres located at 301, 302, 305, and 309 Smith Street (SD#26-027)

Presenters: Katasha Smithers, Planning Manager - Current Planning

Attachments:

1. Location Map
2. Approved Site Plan
3. Preliminary Plat
4. Previously Approved Plats
5. Exhibit A – Written Conditions of Approval

26-2777

Public Hearing and Consideration of a request by Ofi Chito for a Specific Use Permit for an Eating Establishment with Drive-Through Service on 1.34 acres of the 22.05-acre Lot 4, Block 1, Costco Addition, and located at 2101 Lone Star Road. (SUP26-002)

Presenters: Katasha Smithers, Planning Manager - Current Planning

Attachments:

1. Maps and Supporting Information
2. Exhibit A - Metes and Bounds Description
3. Exhibit B - Site Plan
4. Exhibit C - Elevations
5. Exhibit D - Landscape Plan
6. Exhibit E - Signage Plan
7. Exhibit F - Photometric Plan
8. Approved PD - ZC#25-003

26-2778

Public Hearing and Consideration of a request by Heritage Ranch Baptist Church for a Zoning Change from S, South Mansfield Form-Based Development District to PD, Planned Development District for a Place of Worship and Commercial Uses on 6.592 acres out of the C Treese Survey, Abstract No. 831 and the JC Guest Survey, Abstract No. 311, Tarrant Co., TX, addressed at 1465 S 2nd Ave and located at the northwest corner of Heritage Pkwy and Klein Tools Blvd. (ZC#26-006)

Presenters: Arty Wheaton-Rodriguez, Assistant Director of Planning

Attachments:

1. Maps and Supporting Information
2. Exhibit A- Survey
3. Exhibit B - PD Standards
4. Exhibit C - Site Plan
5. Exhibit D - Elevations

10. ADJOURN

CERTIFICATION

I certify that the above agenda was posted on the bulletin board next to the main entrance of City Hall on September 24, 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.

