



AGENDA
PLANNING AND ZONING COMMISSION MEETING
Monday February 2, 2026, at 5:30 P.M.
City Hall Annex, 115 S.W. 1st Street, Mineral Wells, Texas

COMMISSION MEMBERS

Mark Berry	Cort Beynon	
Allyn Perigin	Wade Turner	
Jeff Cowan	Christy Dorr	
Linda Porter Bradford		

Note: The order of the meeting is subject to change per the Commission's discretion.

CALL TO ORDER

PREVIOUS MEETING MINUTES

Consider approving the minutes of the January 5, 2026 Planning and Zoning Commission meeting.

PUBLIC HEARINGS

PUBLIC HEARING ON P&Z CASE 2026-2 Applicant Mari Scott is requesting a Rezone from a SF-6 (Single Family Residential) District to MD (Moderate Density) District located at 1009 NW 1st Ave., being Block 23, Lots 1&2, Wiggins Addition, Mineral Wells, Palo Pinto County, Texas.

PUBLIC HEARING ON P&Z CASE 2026-3 Applicant Jill Byler-Harrison is requesting a Specific Use Permit in order to construct a Guesthouse in a SF-9 Single Family Residential) District, located at 510 NW 12th Street, being Block 1, being Block 1, NW CNTR PT & strip to south, S&B North Addition, Mineral Wells, Palo Pinto County, Texas.

PUBLIC HEARING ON P&Z CASE 2026-4 Discuss and make a recommendation to the City Council regarding an amendment to the "Imagine Mineral Wells" Comprehensive Plan by amending the Future Land Use Plan attached as Exhibit 3.

PUBLIC HEARING ON P&Z CASE 2026-5 Discuss and make a recommendation to the City Council regarding an amendment to Appendix B, Zoning Ordinance, of the Mineral Wells Code of Ordinances to establish definitions concerning smoke/tobacco shops, cigar shops/lounges, vape shops, and head shops and related items sold at said shops, to prohibit smoke/tobacco shops, vape shops, and head shops in all zoning districts, and to establish permissible zoning districts for cigar shops/lounges.

ADJOURNMENT

Posted in accordance with Tex. Gov't Code Ann. §551.001, et seq. (Texas Open Meetings Act) at least 72 hours prior to the meeting. If you plan to attend the public meeting and you have a disability that requires special arrangements at the meeting, or for sign interpretive services, please contact Sharon McFadden, City Clerk, at (940) 328-7702 at least 48 hours prior to the scheduled meeting date.

STATE OF TEXAS
CITY OF MINERAL WELLS

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I hereby certify that notice of this meeting of the Mineral Wells Planning and Zoning Commission was posted outside City Hall before 5 o'clock on this 15th day of January 2026.

GIVEN UNDER MY HAND on this 15th day of January 2026.

Christy Davis
Christy Davis