



**AGENDA**  
**PLANNING AND ZONING COMMISSION MEETING**  
**Monday February 2, 2026, at 5:30 PM**  
**City Hall Annex, 115 S.W. 1<sup>st</sup> Street, Mineral Wells, Texas**

**COMMISSION MEMBERS**

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

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*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 1<sup>st</sup> 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 12<sup>th</sup> 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                   §**

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 15<sup>th</sup> day of January 2026.

GIVEN UNDER MY HAND on this 15<sup>th</sup> day of January 2026.

Christy Davis  
Christy Davis