AGENDA
PLANNING AND ZONING COMMISSION MEETING
Monday January 5, 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 December 2, 2025 Planning and Zoning Commission meeting.

PUBLIC HEARINGS

PUBLIC HEARING ON P&Z CASE 2026-1 Applicant Kiran Patel is requesting a Replat of a subdivision of a 2.447 acres tract of land, being Lot 3, Block 1, Airport Fields, an addition to the City of Mineral Wells E.T.J., according to the plat as recorded in Volume 12, Page 61, Slide 1260, Plat Records, Palo Pinto County, Texas to Block 1, Lots 3A & 3B, Airport Fields, Mineral Wells, Palo Pinto County, Texas.

PUBLIC HEARING ON P&Z CASE 2025-13 Conduct a public hearing and make a recommendation to the Mineral Wells City Council regarding an amendment to Appendix B, Zoning Ordinance, of the Mineral Wells Code of Ordinances to establish definitions concerning smoke/tobacco shops, vape shops, and head shops, and related items sold at said shops, and to either prohibit smoke/tobacco shops, vape shops, and head shops in all zoning districts or allow such shops only in areas zoned Light Industrial (LI) District and at least a specified distance from schools, day care centers, and other child care facilities.

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 17th day of December 2025.

GIVEN UNDER MY HAND on this 17th day of December 2025.

Christy Davis

Christy Davis