



**Planning and Zoning Commission - Joint Work Session Minutes
October 13, 2025 - 5:00 PM
Final**

Council Chambers
1200 E. Broad St., Mansfield, TX 76063

**JOINT WORK SESSION BETWEEN THE CITY COUNCIL AND PLANNING AND
ZONING COMMISSION**

1. CALL MEETING TO ORDER

Mayor Evans called the joint work session to order at 5:24 PM.

Present: David Godin, Michael Mainer, Patrick Moses, Ehi Lambert-Aikhionbare, Eric Rozak
Absent: Blake Axen, Danielle Walker

2. JOINT WORK SESSION WITH THE CITY COUNCIL

Update from staff regarding Mansfield 2040 Implementation Action Items

Executive Director of Planning and Development Clayton Comstock presented the item. He spoke on the implementation matrix, action items, Mansfield 2040 themes, future land use plan utilization, zoning alignment, and the Mansfield 2040 public dashboard. The Planning and Zoning Commissioners and City Council Members spoke on the Mansfield 2040 Plan.

Update from staff regarding Urban3 Fiscal Sustainability Analysis

Assistant City Manager Matt Jones presented the item. He spoke on market values, land use types, sales tax analysis, and presented various comparisons. Matt spoke on next steps and answered questions.

Update from staff regarding Lean Development Process Improvements

Clayton Comstock presented the item. He spoke on the lead-up to these improvements, the development process goals, zoning change process, and multiple components of the current and future development processes.

3. ADJOURN

**A motion was made by Commissioner Godin to adjourn the meeting at 6:28 p.m.
Seconded by Commissioner Moses. The motion carried by the following vote:**

Aye: 5	David Godin, Michael Mainer, Patrick Moses, Eric Rozak, Ehi Lambert-Aikhionbare
Nay: 0	None
Abstain: 0	None

With no further business, Chairman Mainer adjourned the joint work session at 6:28 p.m.

Michael Mainer, Chair

ATTEST:

Clarissa Carrasco, Planning Technician