



**Planning and Zoning Commission - Regular Meeting Minutes
November 3, 2025 - 5:30 PM
Final**

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

1. CALL MEETING TO ORDER

Chairman Mainer called the meeting to order at 5:31 p.m. in the Multipurpose Room of City Hall, 1200 East Broad Street, with the meeting being open to the public and notice of said meeting, giving the date, place, and subject thereof, having been posted as prescribed by Chapter 551, Texas Government Code.

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

Absent: David Godin

2. WORK SESSION - 5:30 P.M.

- A.** Development Review Committee: Written Statement of Conditions Discussion
- B.** Presentation by Staff on Items from the Regular Planning and Zoning Commission Meeting
- C.** Staff Announcements
- D.** Summary of City Council Actions

Staff spoke on the work session items.

3. 6:00 P.M. OR IMMEDIATELY FOLLOWING WORK SESSION - RECONVENE INTO REGULAR SESSION

Chairman Mainer called the regular session to order at 6:31 p.m.

4. INVOCATION

Commissioner Moses gave the invocation.

5. PLEDGE OF ALLEGIANCE TO THE UNITED STATES AND TEXAS FLAG

6. APPROVAL OF MINUTES

25-1516 Minutes - Approval of the September 16, 2025, Planning and Zoning Commission Meeting Minutes

Attachments:

- 1. 9-16-25 DRAFT Minutes

A motion was made by Commissioner Lambert-Aikhionbare to approve the meeting minutes as presented. Seconded by Commissioner Rozak. The motion PASSED by the following vote:

Aye: 6 Blake Axen, Michael Mainer, Patrick Moses, Ehi Lambert-Aikhionbare, Danielle Walker, Eric Rozak

Nay: 0 None

Abstain: 0 None

25-1517 Minutes - Approval of the October 6, 2025, Planning and Zoning Commission Meeting Minutes

Attachments:

1. 10-6-25 DRAFT Minutes

A motion was made by Commissioner Lambert-Aikhionbare to approve the meeting minutes as presented. Seconded by Commissioner Rozak. The motion PASSED by the following vote:

Aye: 6 Blake Axen, Michael Mainer, Patrick Moses, Ehi Lambert-Aikhionbare, Danielle Walker, Eric Rozak

Nay: 0 None

Abstain: 0 None

25-1519 Minutes - Approval of the October 13, 2025, Planning and Zoning Commission Meeting Minutes

Attachments:

1. 10-13-25 DRAFT Minutes

A motion was made by Commissioner Lambert-Aikhionbare to approve the meeting minutes as presented. Seconded by Commissioner Rozak. The motion PASSED by the following vote:

Aye: 6 Blake Axen, Michael Mainer, Patrick Moses, Ehi Lambert-Aikhionbare, Danielle Walker, Eric Rozak

Nay: 0 None

Abstain: 0 None

7. 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.

There were no citizen comments.

8. COMMISSION ANNOUNCEMENTS

Commissioner Moses spoke on local elections.

Commissioner Lambert spoke on the Veterans Day Parade and Salute and the Chris W Burkett Service Center open house.

Vice Chairman Axen thanked the citizens for coming out to speak on the agenda items and

encouraged everyone to vote in the local elections.

Chairman Mainer echoed the commissioners' announcements.

9. PUBLIC HEARINGS

- 25-1512 Preliminary Plat of Square at Matlock on 25 Acres and addressed at 2880 and 2804 Matlock Road (SD#25-060)
Presenters: Katasha Smithers, Planning Manager - Current Planning
Attachments:
1. Location Map
 2. Preliminary Plat

Katasha Smithers, Planning Manager - Current Planning, gave a presentation on the case and was available to answer any questions.

Chairman Mainer opened the public hearing at 6:39 p.m. and called for anyone wishing to speak to come forward.

Seeing no one come forward to speak, Chairman Mainer closed the public hearing at 6:40 p.m.

A motion was made by Vice Chairman Axen to approve the preliminary plat subject to the conditions in the Written Statement of Conditions. Seconded by Commissioner Moses. The motion PASSED by the following vote:

Aye: 6	Blake Axen, Michael Mainer, Patrick Moses, Ehi Lambert-Aikhionbare, Danielle Walker, Eric Rozak
Nay: 0	None
Abstain: 0	None

- 25-1513 Preliminary Plat of Heritage Parkway South Located at 3892 Britton Road and 3600 Lone Star Road (SD#25-063)
Presenters: Arty Wheaton-Rodriguez, Assistant Director of Planning
Attachments:
1. Location Map
 2. Preliminary Plat
 3. Written Statement of Conditions

Katasha Smithers, Planning Manager - Current Planning, gave a presentation on the case and was available to answer any questions.

Chairman Mainer opened the public hearing at 6:42 p.m. and called for anyone wishing to speak to come forward.

Jeffrey Fox, 412 Hillcrest Street, spoke in opposition.

Seeing no one else come forward to speak, Chairman Mainer closed the public hearing at 6:48 p.m.

A motion was made by Commissioner Lambert-Aikhionbare to approve the preliminary plat subject to the conditions in the Written Statement of Conditions. Seconded by

Commissioner Rozak. The motion PASSED by the following vote:

Aye: 6 Blake Axen, Michael Mainer, Patrick Moses, Ehi Lambert-Aikhionbare, Danielle Walker, Eric Rozak

Nay: 0 None

Abstain: 0 None

25-1522 Preliminary Plat of South Mitchell Townhomes on 8 acres and addressed at 1000 South Mitchell Road. (SD#24-020)

Presenters: Katasha Smithers, Planning Manager - Current Planning

Attachments:

1. Location map
2. PRELIM PLAT
3. Written Statement of Conditions
4. Approved PD Site Plan - ZC-23-006

Katasha Smithers, Planning Manager - Current Planning, gave a presentation on the case and was available to answer any questions.

Chairman Mainer opened the public hearing at 6:50 p.m. and called for anyone wishing to speak to come forward.

Justin Gilmore, applicant, mentioned he was available to answer any questions.

Seeing no one else come forward to speak, Chairman Mainer closed the public hearing at 6:51 p.m.

A motion was made by Vice Chairman Axen to approve the preliminary plat subject to the conditions in the Written Statement of Conditions. Seconded by Commissioner Moses. The motion PASSED by the following vote:

Aye: 6 Blake Axen, Michael Mainer, Patrick Moses, Ehi Lambert-Aikhionbare, Danielle Walker, Eric Rozak

Nay: 0 None

Abstain: 0 None

25-1510 Replat of Lots 1 through 3, Block 1, CT Addition Located at 1266 Lakeview Drive (SD#25-017)

Presenters: Arty Wheaton-Rodriguez, Assistant Director of Planning

Attachments:

1. Location Map
2. Replat
3. Written Statement of Conditions

Katasha Smithers, Planning Manager - Current Planning, gave a presentation on the case and was available to answer any questions.

Chairman Mainer opened the public hearing at 6:54 p.m. and called for anyone wishing to speak to come forward.

Seeing no one come forward to speak, Chairman Mainer closed the public hearing at 6:55

p.m.

A motion was made by Commissioner Lambert-Aikhionbare to approve the replat subject to the conditions in the Written Statement of Conditions. Seconded by Commissioner Moses. The motion PASSED by the following vote:

Aye: 6 Blake Axen, Michael Mainer, Patrick Moses, Ehi Lambert-Aikhionbare, Danielle Walker, Eric Rozak

Nay: 0 None

Abstain: 0 None

25-1509 Final Plat of Lone Star Ranch Phase 3 on 23 acres Located at 949 Lariat Lane (SD#23-033)

Presenters: Katasha Smithers, Planning Manager - Current Planning

Attachments:

1. Written Statement of Conditions
2. Location Map
3. Final Plat

Katasha Smithers, Planning Manager - Current Planning, gave a presentation on the case and was available to answer any questions.

Chairman Mainer opened the public hearing at 6:57 p.m. and called for anyone wishing to speak to come forward.

Seeing no one come forward to speak, Chairman Mainer closed the public hearing at 6:57 p.m.

A motion was made by Commissioner Rozak to approve the final plat subject to the conditions in the Written Statement of Conditions. Seconded by Commissioner Lambert-Aikhionbare. The motion PASSED by the following vote:

Aye: 6 Blake Axen, Michael Mainer, Patrick Moses, Ehi Lambert-Aikhionbare, Danielle Walker, Eric Rozak

Nay: 0 None

Abstain: 0 None

25-1521 Final Plat of Kinney Park Addition on Approximately 32.4 acres located at 1970 North Main Street (SD#25-038)

Presenters: Katasha Smithers, Planning Manager - Current Planning

Attachments:

1. Location Map
2. Final Plat
3. Written Statement of Conditions
4. Approved Preliminary Plat
5. Approved PD - ZC#23-018

Katasha Smithers, Planning Manager - Current Planning, gave a presentation on the case and was available to answer any questions.

Chairman Mainer opened the public hearing at 6:59 p.m. and called for anyone wishing to

Speak to come forward.

Seeing no one come forward to speak, Chairman Mainer closed the public hearing at 6:59 p.m.

A motion was made by Commissioner Moses to approve the final plat subject to the conditions in the Written Statement of Conditions. Seconded by Vice Chairman Axen. The motion PASSED by the following vote:

Aye: 6 Blake Axen, Michael Mainer, Patrick Moses, Ehi Lambert-Aikhionbare, Danielle Walker, Eric Rozak

Nay: 0 None

Abstain: 0 None

25-1511 Final Plat of Westhill Parks Phase one on Approximately 72 acres and addressed as 1669, 1671, 1791, 1821 & 1901 Newt Patterson Road (SD#25-027)

Presenters: Katasha Smithers, Planning Manager - Current Planning

Attachments:

1. Location Map
2. Final Plat
3. Written Statement of Conditions
4. Approved Preliminary Plat
5. Approved PD - ZC#23-024

Katasha Smithers, Planning Manager - Current Planning, gave a presentation on the case and was available to answer any questions.

Chairman Mainer opened the public hearing at 7:02 p.m. and called for anyone wishing to speak to come forward.

Seeing no one come forward to speak, Chairman Mainer closed the public hearing at 7:02 p.m.

A motion was made by Vice Chairman Axen to approve the final plat subject to the conditions in the Written Statement of Conditions. Seconded by Commissioner Lambert-Aikhionbare. The motion PASSED by the following vote:

Aye: 6 Blake Axen, Michael Mainer, Patrick Moses, Ehi Lambert-Aikhionbare, Danielle Walker, Eric Rozak

Nay: 0 None

Abstain: 0 None

Clayton Comstock, Executive Director of Planning and Development Services, spoke on the difference between plat approvals and zoning approvals.

25-1514 Public Hearing and Consideration of a request by Open Studio Architecture PLLC, for a Zoning Change from C-2 Community Business District to PD, Planned Development District, being 5.866 acres located within T.O. Harris Survey, Abstract No.645 and addressed as 2445 FM 157 (ZC25-002)

Presenters: Arty Wheaton-Rodriguez, Assistant Director of Planning

Attachments:

1. Maps and Supporting Information
2. Exhibits

Commissioner Rozak signed a Conflict of Interest Affidavit with the City Secretary and recused himself from this case.

Arty Wheaton-Rodriguez, Assistant Director of Planning, gave a presentation on the case and was available to answer any questions.

David McClelland, applicant, gave a presentation on the case and was available to answer any questions.

Chairman Mainer opened the public hearing at 7:57 p.m. and called for anyone wishing to speak to come forward.

Jeffrey Ross, 115 Herrington Drive, spoke in opposition.

Nate Norton, 3504 Heathcliff Drive, spoke in opposition.

Chris Haga, 3406 Heathcliff Drive, spoke in opposition.

John Leon, 111 Londonderry Lane, spoke in opposition.

Jeffrey Fox, 412 Hillcrest St, spoke in opposition.

Ashley Goralski, 3502 Heathcliff Drive, spoke in opposition.

Suzanna Coomes, 3404 Heathcliff Drive, spoke in opposition.

Pam Overstreet, 402 Londonderry Lane, spoke in opposition.

Chris Green, 200 Londonderry Lane, spoke in opposition.

Silvia Gonzalez, 3414 Heathcliff Drive, spoke in opposition.

Seeing no one else come forward to speak, Chairman Mainer closed the public hearing at 8:57 p.m.

A motion was made by Commissioner Lambert-Aikhionbare to continue the zoning case to the December 1, 2025, Planning and Zoning Commission Meeting and requiring the applicant to provide a report addressing the comments brought forth during the public hearing. Seconded by Commissioner Moses. The motion carried by the following vote:

Aye: 5	Blake Axen, Michael Mainer, Patrick Moses, Ehi Lambert-Aikhionbare, Danielle Walker
Nay: 0	None
Abstain: 1	Eric Rozak

10. ADJOURN

**A motion was made by Commissioner Moses to adjourn the meeting at 9:00 p.m.
Seconded by Vice Chairman Axen. The motion carried by the following vote:**

Aye: 5	Blake Axen, Michael Mainer, Patrick Moses, Ehi Lambert-Aikhionbare, Danielle Walker
Nay: 0	None
Abstain: 1	Eric Rozak

Michael Mainer, Chair

ATTEST:

Clarissa Carrasco, Planning Technician