



**Planning and Zoning Commission - Regular Meeting Minutes
December 1, 2025 - 6:00 PM
Final**

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

1. CALL MEETING TO ORDER

Chair Mainer called the meeting to order at 5:32 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, David Godin, Michael Mainer, Patrick Moses, Ehi Lambert-Aikhionbare, Danielle Walker, Eric Rozak

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

- A.** Presentation by Staff on Items from the Regular Planning and Zoning Commission Meeting
 - B.** Staff Announcements
 - C.** Summary of City Council Actions
 - D.** Introduction of Amendments to the Planning and Zoning Commission Rules of Procedure
- Staff spoke on the work session items.

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

Chair Mainer called the regular session to order at 6:39 p.m.

4. INVOCATION

Commissioner Godin gave the invocation.

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

6. COMMISSION ANNOUNCEMENTS

Vice Chair Axen mentioned the upcoming Hometown Holidays celebrations taking place throughout the city.

Commissioner Lambert-Aikhionbare wished everyone happy holidays.

Commissioner Moses also wished everyone happy holidays.

7. APPROVAL OF MINUTES

25-1614 Minutes - Approval of the November 3, 2025, Planning and Zoning Commission Meeting Minutes

Attachments:

1. 11-3-25 DRAFT Minutes

A motion was made by Vice Chair Axen to approve the item. Seconded by Commissioner Godin. The motion PASSED by the following vote:

Aye: 7 Blake Axen, David Godin, Michael Mainer, Patrick Moses, Ehi Lambert-Aikhionbare, Danielle Walker, Eric Rozak

Nay: 0 None

Abstain: 0 None

8. 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.

9. PUBLIC HEARINGS

25-1615 Preliminary Plat of Bonner Farm House Addition on 3.5 Acres Located at 1709 and 1750 Bonner Drive (SD#25-057)

Presenters: Katasha Smithers, Planning Manager - Current Planning

Attachments:

1. Location Map
2. Preliminary Plat
3. Written Conditions of Approval

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

Afam Nwangwu, applicant, spoke on the case and was available to answer any questions.

Chair Mainer opened the public hearing at 6:52 p.m. and called for anyone wishing to speak to come forward.

Seeing no one come forward to speak, Chair Mainer closed the public hearing at 6:52 p.m.

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

Aye: 7 Blake Axen, David Godin, Michael Mainer, Patrick Moses, Ehi Lambert-Aikhionbare, Danielle Walker, Eric Rozak

Nay: 0 None

Abstain: 0 None

25-1632 Replat of Lot 1R, Block 1, MISD 6th Avenue Transportation Addition, being 37.287 acres located at 900 S 6th Avenue (SD#25-059)

Presenters: Katasha Smithers, Planning Manager - Current Planning

Attachments:

1. Location Map
2. Previously Approved Plat SD#06-061
3. Replat

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

Andrea Taylor, applicant, was available to answer any questions.

Chair Mainer opened the public hearing at 6:55 p.m. and called for anyone wishing to speak to come forward.

Seeing no one come forward to speak, Chair Mainer closed the public hearing at 6:55 p.m.

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

Aye: 7 Blake Axen, David Godin, Michael Mainer, Patrick Moses, Ehi Lambert-Aikhionbare, Danielle Walker, Eric Rozak

Nay: 0 None

Abstain: 0 None

25-1616 Replat of Lots 8R1 and 8R2, Block 1, The Village Off Broadway on 2.6 acres Located at 3170 E Broad Street (SD#25-065)

Presenters: Katasha Smithers, Planning Manager - Current Planning

Attachments:

1. Location Map
2. Replat
3. Written Conditions of Approval
4. Previously Approved Plat SD#23-031

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

Chair 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, Chair Mainer closed the public hearing at 6:57 p.m.

A motion was made by Vice Chair Axen to approve the replant subject to the conditions in the Written Statement of Conditions. Seconded by Commissioner Rozak. The motion PASSED by the following vote:

Aye: 7 Blake Axen, David Godin, Michael Mainer, Patrick Moses, Ehi Lambert-Aikhionbare, Danielle Walker, Eric Rozak

Nay: 0 None

Abstain: 0 None

25-1622 Final Plat of Lot 2 and Lot 3, Block 2, The Village at South Pointe on 10 acres and addressed as 1415 S U.S. HWY 287 (SD#24-034)

Presenters: Katasha Smithers, Planning Manager - Current Planning

Attachments:

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

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

Chair 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, Chair 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 Commissioner Lambert-Aikhionbare. The motion PASSED by the following vote:

Aye: 7 Blake Axen, David Godin, Michael Mainer, Patrick Moses, Ehi Lambert-Aikhionbare, Danielle Walker, Eric Rozak

Nay: 0 None

Abstain: 0 None

25-1617 Final Plat of Lot 1 and Lot 3, Block 1, Heritage Park on 4 acres and addressed as 700 S U.S. HWY 287 (SD#25-066)

Presenters: Katasha Smithers, Planning Manager - Current Planning

Attachments:

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

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

Chair Mainer opened the public hearing at 7:00 p.m. and called for anyone wishing to speak to come forward.

Seeing no one come forward to speak, Chair Mainer closed the public hearing at 7:00 p.m.

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

Aye: 7 Blake Axen, David Godin, 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 approval process for plats.

- 25-1618 Public Hearing and consideration of a request from Goodwill for a Specific Use Permit for a used merchandise store at 989 N. Walnut Creek Drive, situated on approximately 5.8 acres within Lot 2, Block 1, Walnut Creek Village Addition. (SUP#25-003)
Presenters: Katasha Smithers, Planning Manager - Current Planning
Attachments:
1. Maps and Supporting Information
2. Exhibit A and B - Project Narrative and Survey of Drop-off Area

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

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

Caitlin Brian, applicant representative, was available to answer any questions.

Chair Mainer opened the public hearing at 7:29 p.m. and called for anyone wishing to speak to come forward.

Nick Ibarra, applicant representative, answered some of the commission's questions.

Seeing no one else come forward to speak, Chair Mainer closed the public hearing at 7:33 p.m.

A motion was made by Vice Chair Axen to approve the specific use permit with a condition to amend the proposed security measures at the rear of the property. Seconded by Commissioner Moses. The motion PASSED by the following vote:

Aye: 6 Blake Axen, David Godin, Michael Mainer, Patrick Moses, Ehi Lambert-Aikhionbare, Danielle Walker
Nay: 1 Eric Rozak
Abstain: 0 None

- 25-1619 Public Hearing and consideration of a request from Mansfield Mission Center for a Specific Use Permit for a used merchandise store at 901 W. Broad St, situated on 2.539 acres within Lot 1R-1, Block 1, The Caring Place Addition. (SUP25-005)
Presenters: Arty Wheaton-Rodriguez, Assistant Director of Planning
Attachments:
1. Maps and Supporting Information
2. Exhibits A-D

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

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

Gina McLean, applicant representative, was available to answer any questions.

Chair Mainer recused himself from this case. Vice Chair Axen took over the facilitation of the hearing.

Vice Chair Axen opened the public hearing at 7:47 p.m. and called for anyone wishing to speak to come forward.

Seeing no one else come forward to speak, Vice Chair Axen closed the public hearing at 7:47 p.m.

A motion was made by Commissioner Moses to approve the specific use permit as presented. Seconded by Commissioner Rozak. The motion PASSED by the following vote:

Aye: 6	Blake Axen, David Godin, Patrick Moses, Ehi Lambert-Aikhionbare, Danielle Walker, Eric Rozak
Nay: 0	None
Abstain: 1	Michael Mainer

Chair Mainer called for a break at 7:48 p.m.

Chair Mainer reconvened the meeting into regular business session at 7:52 p.m.

25-1514 Continuation of 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. Exhibit A - Legal Description
3. Exhibit B - Planned Development Standards
4. Exhibit C - Site Plan & Building Elevations

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.

Chair Mainer opened the public hearing at 8:30 p.m. and called for anyone wishing to speak to come forward.

David Horn, 3407 Heathcliff Drive, non-speaker, opposed the zoning case.

Kendra Holmes, 3412 Heathcliff Drive, spoke in opposition.

Chris Haga, 3406 Heathcliff Drive, spoke in opposition.

Aaron Tress, 102 Stanbury Street, spoke in opposition.

Betty Villegas, 8 Essex Court, spoke in opposition.

Nate Norton, 3504 Heathcliff Drive, spoke in opposition.

Chair Mainer read off the names of those who filled out a speaker card in opposition of the case, but did not wish to speak:

Wausheen Mayes, 109 Londonderry Lane.

Katrena Mayes, 109 Londonderry Lane.

Anthony Parnell, 306 Londonderry Lane.

Matthew Leon, 111 Londonderry Lane.

John Leon, 111 Londonderry Lane.

Jeanette Heffington, 101 Herrington Drive.

Ronnie Heffington, 101 Herrington Drive.

Benjamin Kame, 3404 Heathcliff Drive.

Robert Harper, 103 Londonderry Lane.

Jose Piantini, 3310 York Drive.

Chair Mainer also read off the names from emails in opposition of the case:

Tomi Ross, 115 Herrington Drive.

Lee and Chrystal Miller, 6 Essex Court.

Jeffrey Ross, 115 Herrington Drive.

Nate Norton, 3504 Heathcliff Drive.

Seeing no one else come forward to speak, Chair Mainer closed the public hearing at 8:49 p.m.

A motion was made by Commissioner Lambert-Aikhionbare to approve the item with the condition that at least 25 percent of the commercial to have received a Certificate of

Occupancy prior to issuance of building permits for the residential. Seconded by Vice Chair Axen. The motion PASSED by the following vote:

Aye: 4 Blake Axen, Michael Mainer, Patrick Moses, Ehi Lambert-Aikhionbare

Nay: 2 David Godin, Danielle Walker

Abstain: 1 Eric Rozak

10. ADJOURN

Chair Mainer adjourned the meeting at 9:06 p.m.

Michael Mainer, Chair

ATTEST:

Clarissa Carrasco, Planning Technician