



Planning and Zoning Commission - Regular Meeting Minutes
January 15, 2026 - 5:30 PM
Final

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

1. CALL MEETING TO ORDER

Chair Mainer called the meeting to order at 5:30 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.** Discuss 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 6:17 p.m.

4. INVOCATION

Chair Mainer gave the invocation.

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

6. 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.

7. COMMISSION ANNOUNCEMENTS

Vice Chair Axen welcomed the new year and mentioned the development taking place within the city.

Chair Mainer made the public aware that city hall would be closed on Monday, January 19, 2026, in observance of Martin Luther King Jr. Day.

8. PUBLIC HEARINGS

25-1725 Public Hearing on a Request Submitted by Triangle Engineering for a Specific Use Permit to Allow a Car Wash at 1561 E Broad Street, Located on 2.6 acres and Situated in the Henry Odele Survey Abstract No. 1196 Tract 4. (SUP25-004) APPLICANT HAS REQUESTED TO CONTINUE PUBLIC HEARING TO FEBRUARY 19, 2026.

Presenters: Katasha Smithers, Planning Manager - Current Planning

Attachments:

1. Maps and Supporting Information

Arty Wheaton-Rodriguez, Assistant Director of Planning, gave a presentation on the case, noted the applicant's request to continue the case hearing to Thursday, February 19, 2026, and was available to answer any questions.

Chair Mainer opened the public hearing at 6:21 p.m. and called for anyone wishing to speak to come forward.

Andrew Yeoh, applicant, spoke on the case and was available to answer any questions.

Mike Buth, applicant representative, spoke on the case and was available to answer any questions.

Greg Guerin, applicant representative, spoke on the case and was available to answer any questions.

Arun Patel, 1560 East Broad Street, spoke in opposition.

Chair Mainer read the names of those who have sent in letters of opposition.

David Vanhook, 1560 East Broad Street, sent a letter in opposition.

Ashok Patel, 1560 East Broad Street, sent a letter in opposition.

Cristy Riviera, who did not provide an address, sent a letter in opposition.

Stephanie Monreal, who did not provide an address, sent a letter in opposition.

Arty mentioned that the letters will be maintained for the next hearing.

Seeing no one else come forward to speak, Chair Mainer closed the public hearing at 6:27 p.m.

A motion was made by Commissioner Godin to approve the applicant's request to continue the hearing to February 19, 2026. Seconded by Vice Chair Axen. The motion

carried 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

9. ADJOURN

Chair Mainer adjourned the meeting at 6:29 p.m.

Michael Mainer, Chair

ATTEST:

Clarissa Carrasco, Planning Technician