



**Planning and Zoning Commission - Special Meeting Minutes
February 5, 2026 - 5:30 PM
Final**

The Grandview at Sellmark
2201 Heritage Parkway, Suite 107, Mansfield, TX 76063

JOINT MEETING WITH THE CITY COUNCIL, MANSFIELD ECONOMIC DEVELOPMENT CORPORATION, AND MANSFIELD PARK FACILITIES DEVELOPMENT CORPORATION

1. CALL MEETING TO ORDER

Chair Mainer called the meeting to order at 5:30 PM.

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

Absent: Blake Axen

2. INVOCATION

Council Member Bounds gave the Invocation.

3. PLEDGE OF ALLEGIANCE

4. TEXAS PLEDGE

5. CITIZEN COMMENTS

Citizens wishing to address the Planning and Zoning Commission on agenda items and items not on the agenda may do so at this time. Due to regulations of the Texas Open Meetings Act, please do not expect a response from the Planning and Zoning Commission as they are not able to do so. THIS WILL BE YOUR ONLY OPPORTUNITY TO SPEAK. All comments are limited to five (5) minutes. In order to be recognized during Citizen Comments, please complete a comment card located at the entrance of the room. Please present the card to the City Secretary by 5:20 p.m., ten minutes before the start of the 5:30 p.m. meeting.

Joan Cain, 1942 Newt Patterson Road - Ms. Cain complimented the City Council, Mansfield Park Facilities Development Corporation, and city staff on the inclusive updates made to Katherine Rose Memorial Park. Ms. Cain also remarked on the Enabling Movement Foundation she cofounded and their desire to assist in future endeavors to support further inclusivity.

Kevin Robedee, 1209 Rosa Lane - Dr. Robedee spoke on the infrastructure and traffic surrounding the new Costco development.

6. OPENING REMARKS

City Manager Joe Smolinski made opening remarks and spoke on the meeting's agenda, the City's updated vision and mission statements, and recognized Jason Moore, Executive Director

of Economic Development, for his service to the City.

7. MAYOR AND COUNCIL DISCUSSION OF COLLECTIVE VISION FOR BOARDS AND COMMISSIONS

There was no discussion.

8. SPOTLIGHT ON PLANNING AND ZONING COMMISSION

Presentation from Urban3 Regarding Fiscal Sustainability and Land Use Planning

Joe Minicozzi, founder and principal of Urban3, gave the presentation.

Presentation and Discussion Regarding the Active Transportation and Safety Plan

Monica Lucia, Transportation Planning Associate at Kimley-Horn, presented the Active Transportation and Safety Plan.

Presentation and Discussion Regarding the Mansfield 2040 Comprehensive Plan

Clayton Comstock, Executive Director of Planning and Development, spoke on the Mansfield 2040 public dashboard, development process improvements, Tyler Enterprise Permitting and Licensing implementation, the Development Review Committee Process Sub-Committee work-to-date, core process direction, and upcoming code updates and projects.

Mayor Evans recessed the meeting into a break at 7:08 p.m. and reconvened the meeting at 7:16 p.m.

9. SPOTLIGHT ON MANSFIELD ECONOMIC DEVELOPMENT CORPORATION

Presentation and Discussion Regarding the Strategic Plan

Jason Moore, Assistant Director of Economic Development Rachel Bagley, Business Retention and Expansion Manager Natalie Phelps, and Economic Development Specialist II Alexis Orosco spoke on the Mansfield Economic Development Corporation strategy and goals.

Presentation Regarding Current Projects

Jason spoke on the Staybolt Street development, Rachel spoke on communications, the Economic Development Corporation website, the Linq, and Historic Downtown, Natalie spoke on business expansion and retention strategies, and Alexis spoke on economic development data analytics.

10. SPOTLIGHT ON MANSFIELD PARK FACILITIES DEVELOPMENT CORPORATION

Presentation and Discussion Regarding the Master Plan

Matt Young, Executive Director of Community Services, spoke on the Master Plan five-year update which included key outcomes, improving park distribution throughout the City, the trail master plan, action items, projects, the park impact report, the economic impact of parks, park usage trends, and community bonds.

Presentation Regarding Current Projects

Matt spoke on capital projects recently completed including Katherine Rose Memorial Park, Mans Best Field Dog Park, and Moody Park. Matt also spoke on capital projects currently under construction and upcoming capital projects.

11. CLOSING REMARKS

Joe Smolinski gave closing remarks.

12. ADJOURN

Chair Mainer adjourned the meeting at 8:12 p.m.

Michael Mainer, Chair

ATTEST:

Clarissa Carrasco, Planning Technician