



**Planning and Zoning Commission - Regular Meeting Minutes
February 19, 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.

Present: Blake Axen, David Godin, Michael Mainer, Danielle Walker, Eric Rozak

Absent: Patrick Moses, Ehi Lambert-Aikhionbare

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

Arty Wheaton-Rodriguez, Assistant Director of Planning, spoke on the regular work session items, the introduction of the Texas Historical Commission's First Streets Initiative, and the proposed Rules of Procedure amendments.

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

Chair Mainer called the regular session to order at 6:00 p.m.

4. INVOCATION

Commissioner Godin gave the Invocation.

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

6. COMMISSION ANNOUNCEMENTS

Commissioner Walker mentioned the Animal Care and Control's Love Your Pet Party Adoption Event at Pet Supplies Plus and the Mansfield Activities Center Membership Appreciation Event.

Vice Chair Axen mentioned the Geyer Commons grand opening events.

Chair Mainer mentioned the Bethlehem Baptist Church's annual Historical Black College and University event.

7. APPROVAL OF MINUTES

26-1794 Minutes - Approval of the December 1, 2025, Planning and Zoning Commission Meeting Minutes
Attachments:
1. 12-1-25 DRAFT Minutes

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

Aye: 5 Blake Axen, David Godin, Michael Mainer, Danielle Walker, Eric Rozak
Nay: 0 None
Abstain: 0 None

26-1795 Minutes - Approval of the January 15, 2026, Planning and Zoning Commission Meeting Minutes
Attachments:
1. 1-15-26 DRAFT Minutes

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

Aye: 5 Blake Axen, David Godin, Michael Mainer, Danielle Walker, Eric Rozak
Nay: 0 None
Abstain: 0 None

26-1886 Minutes - Approval of the February 5, 2026, Planning and Zoning Commission Meeting Minutes
Attachments:
1. 2-5-26 DRAFT Minutes

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

Aye: 5 Blake Axen, David Godin, Michael Mainer, 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.

Cheryl Litke, 1331 Breckenridge Road, spoke on the townhome development at North Walnut Creek and East Debbie Lane.

9. OTHER BUSINESS

26-1919 Approval of Amendments to the Planning and Zoning Commission Rules of Procedure

Presenters: Clayton Comstock, Executive Director of Planning and Development

Attachments:

1. 2026 Rules of Procedure Update (clean)
2. 2026 Rules of Procedure Draft Update

Mr. Wheaton-Rodriguez presented the proposed Planning and Zoning Commission Rules of Procedure amendments and was available to answer any questions.

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

Aye: 5 Blake Axen, David Godin, Michael Mainer, Danielle Walker, Eric Rozak
Nay: 0 None
Abstain: 0 None

10. 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)

Presenters: Katasha Smithers, Planning Manager - Current Planning

Attachments:

1. Maps and Supporting Information
2. Exhibit A - Legal Description
3. Exhibit B - Site Plan, Elevations, and Landscape Plan
4. Exhibit C - Development Review Committee Comments
5. Exhibit D - Letters/Speaker Cards
6. Land Use Saturation Map: Car Wash

Helina Okyere, Planner, gave a presentation on the case and was available to answer any questions.

Tyler Wallach, attorney and applicant representative, gave a presentation on the case and was available to answer any questions.

Greg Guerin, architect and applicant representative, and Gopal Rai, applicant, answered the commission's questions.

Mrs. Okyere and Mr. Wheaton-Rodriguez continued their presentation on the case and were available to answer any questions.

Chair Mainer opened the public hearing at 6:43 p.m. and called for anyone wishing to speak to come forward.

Arun Patel, 1560 East Broad Street, was a non-speaker in opposition.

Seeing no one else come forward to speak, Chair Mainer closed the public hearing at 6:44 p.m.

A motion was made by Commissioner Rozak to deny the specific use permit. Seconded by Vice Chair Axen. The motion carried by the following vote:

Aye: 5 Blake Axen, David Godin, Michael Mainer, Danielle Walker, Eric Rozak

Nay: 0 None

Abstain: 0 None

11. ADJOURN

Chair Mainer adjourned the meeting at 6:45 p.m.

Michael Mainer, Chair

ATTEST:

Clarissa Carrasco, Planning Technician