



Planning and Zoning Commission - Regular Meeting Minutes
March 5, 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 5:31 p.m.

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

Arty Wheaton-Rodriguez, Assistant Director of Planning, spoke on the regular 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 6:06 p.m.

4. INVOCATION

Vice Chair Axen gave the Invocation.

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

6. COMMISSION ANNOUNCEMENTS

Commissioner Rozak wished Chair Mainer a happy birthday and mentioned the Mansfield Cares Gala happening this weekend.

Vice Chair Axen mentioned the great turn out at the Geyer Commons opening weekend and congratulated the Parks and Recreation Department on their recent developments.

Commissioner Lambert-Aikhionbare mentioned the North Texas Soccer Club Opening Game coming up this weekend and expressed gratitude for the men and women protecting our country.

Commissioner Moses also expressed gratitude for the men and women protecting our country and recognized March as National Women's Month.

Chair Mainer recognized the Parks and Recreation Department for their success with Geyer Commons and their other projects. Chair Mainer also mentioned FIFA World Cup Updates.

7. APPROVAL OF MINUTES

26-1997 Minutes - Approval of the February 19, 2026, Planning and Zoning Commission Meeting Minutes

Attachments:

1. 2-19-26 DRAFT Minutes

A motion was made by Commissioner Moses to approve the meeting minutes as presented. 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

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

26-1939 Consideration of a request from JBI Partners, Inc. for a Final Plat of Birdsong Addition, Phase 4 at 1601 Bedford Street, being 53.022 acres described as Tracts 9, 87, and 88 of the B.B.B. & C.R.R. Survey, Abstract No. 83 and Tract 5, A. Bedford Survey, Abstract No. 60. (SD#25-014)

Presenters: Katasha Smithers, Planning Manager - Current Planning

Attachments:

1. Location Map
2. Approved PD (ZC#18-020)
3. Approved Preliminary Plat
4. Final 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 6:16 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 6:16 p.m.

A motion was made by Commissioner Rozak to approve the final plat as presented. 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

26-1952 Consideration of a request from Spiars Engineering, Inc. for a Final Plat of The Homestead at Staybolt Phase 1 at 3892 Britton Road, being 47.120 acres situated in the J. Lawrence Survey, Abstract No. 616, and H. Henderson Survey, Abstract No. 432. (SD#26-003)

Presenters: Katasha Smithers, Planning Manager - Current Planning

Attachments:

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

Ms. Smithers gave a presentation on the case and was available to answer any questions.

Chair Mainer opened the public hearing at 6:19 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 6:19 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

26-1953 Public Hearing and consideration of a request from Stillwater Capital LLC, for a Specific Use Permit for Apartments in the Reserve PD Workplace Sub-District on 10.034 acres located at 240 N. Mitchell Road, also known as 2212 Domain Drive, or more generally located near the southwest corner of East Broad Street and Reserve Way. (SUP 25-006).

Presenters: Arty Wheaton-Rodriguez, Assistant Director of Planning

Attachments:

1. Maps and Supporting Information
2. Exhibit A - Legal Description
3. Exhibit B - Site Plan
4. Exhibit C - Building Elevations
5. Exhibit D - Landscape Plans

Mr. Wheaton-Rodriguez gave a presentation on the case and was available to answer any questions.

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

Chair Mainer opened the public hearing at 6:45 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 6:45 p.m.

A motion was made by Vice Chair Axen to approve the specific use permit as presented. 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

10. ADJOURN

Chair Mainer adjourned the meeting at 6:46 p.m.

Michael Mainer, Chair

ATTEST:

Clarissa Carrasco, Planning Technician