



**Planning and Zoning Commission - Regular Meeting Minutes
May 21, 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, 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.** Commercial Drone Delivery Ordinance Discussion

Arty Wheaton-Rodriguez, Assistant Director of Planning, spoke on the regular work session items.

The Commercial Drone Delivery Ordinance Discussion was postponed to the next meeting.

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

Chair Mainer called the regular session to order at 6:13 p.m.

4. INVOCATION

Commissioner Moses gave the Invocation.

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

6. COMMISSION ANNOUNCEMENTS

Commissioner Rozak invited everyone to participate in the Veterans Memorial Dedication Ceremony at Julian Feild Park on Saturday, May 23, 2026.

Commissioner Lambert-Aikhionbare congratulated the class of 2026.

Commissioner Godin invited everyone to participate in the Feed the Kids program for children

in need of food during the summer break.

Commissioner Moses encouraged everyone to go out and vote in the election.

Clayton Comstock, Executive Director of Planning and Development Services, mentioned that the US News and World Report ranked the City of Mansfield as #25 in the nation for being one of the best places to live in the country.

Chair Mainer thanked local churches for providing meals to the city's first responders as the FIFA World Cup events bring more business to the city and surrounding areas.

7. APPROVAL OF MINUTES

26-2197 Minutes - Approval of the April 16, 2026, Planning and Zoning Commission Meeting Minutes

Attachments:

1. 4-16-26 DRAFT Minutes

A motion was made by Vice Chair Axen to approve the meeting minutes 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

26-2232 Minutes - Approval of the May 7, 2026, Planning and Zoning Commission Meeting Minutes

Attachments:

1. 5-7-26 DRAFT Minutes

A motion was made by Vice Chair Axen to approve the meeting minutes 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

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

26-2236 Preliminary Plat of Falcon Crossing Addition on 5.87 Acres, consisting of 43 residential lots, 1 commercial lot, and 12 open space lots situated in the T. O. Harris Survey, Abstract No. 645 and addressed as 3245 FM 157 (SD#26-015)

Presenters: Katasha Smithers, Planning Manager - Current Planning
Attachments:

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

Commissioner Rozak recused himself from this case.

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 6:21 p.m. and called for anyone wishing to speak to come forward.

Justin Gilmore, applicant, mentioned he was available to answer any questions.

Seeing no one else come forward to speak, Chair Mainer closed the public hearing at 6:22 p.m.

A motion was made by Commissioner Godin to approve the preliminary plat subject to the conditions in the Written Statement of Conditions. 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: 0 None

Abstain: 1 Eric Rozak

26-2234 Final Plat of The Oaks Preserve Phase 2 and 3 on 109.68 Acres, Consisting of 85 Residential Lots and 11 Open Space Lots Situated in the M.D. Dickey Survey, Abstract No. 195, and T.J. Hanks Survey, Abstract No. 1109 (SD#26-016)

Presenters: Katasha Smithers, Planning Manager - Current Planning
Attachments:

1. Location Map
2. Approved Development Plan
3. Final Plat
4. Exhibit A – Written Conditions of Approval

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

Chair Mainer opened the public hearing at 6:24 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 6:24 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 Lambert-Aikhionbare. The motion PASSED by the following vote:

Aye: 7 Blake Axen, David Godin, Michael Mainer, Patrick Moses, Ehi Lambert-

Nay: 0 Aikhionbare, Danielle Walker, Eric Rozak
Abstain: 0 None

26-2235 Public Hearing and Consideration of a Request by Winkelmann & Associates, Inc. for a Zoning Change from PD, Planned Development District to PD, Planned Development District for Commercial Uses, Being 18.604 Acres Located Within the B.F. Howard Survey, Johnson and Ellis County, Bounded by Barrington Way, S. US 287, Hadley Lane, and Approximately 150 Feet South of Ambrose Pkwy. (ZC26-003)

Presenters: Shirley Emerson, Planner I

Attachments:

1. Maps and Supporting Information
2. Exhibit A - Legal Description
3. Exhibit B - Planned Development Standards
4. Exhibit C – Site Plan Exhibits
5. Previously Approved PD, ZC14-007

Shirley Emerson, Planner I, gave a presentation on the case and was available to answer any questions.

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

Craig Winkler, applicant representative, spoke on the case and was available to answer any questions.

John Webber, applicant representative, spoke on the case and was available to answer any questions.

Chair Mainer opened the public hearing at 7:14 p.m. and called for anyone wishing to speak to come forward.

Donna Card-Sessoms, 3606 Weyburn Dr, spoke in opposition.

Seeing no one else come forward to speak, Chair Mainer closed the public hearing at 7:24 p.m.

Commissioner Godin made a motion to approve the zoning change as presented. The motion failed by the lack of a second.

A motion was made by Commissioner Rozak to approve the zoning change with the following conditions:

- **A Specific Use Permit (SUP) would be required for a drive through restaurant for “Retail C”**
- **The applicant shall demonstrate a potential flyover alignment for SH 360 and illustrate how the proposed bank building may need to be relocated or modified to accommodate the future flyover.**

Seconded by Vice Chair Axen. The motion PASSED by the following vote:

Aye: 5 Blake Axen, Michael Mainer, Ehi Lambert-Aikhionbare, Danielle Walker, Eric Rozak

Nay: 2 David Godin, Patrick Moses

Abstain: 0 None

26-2237 Public Hearing and Consideration of a Request by Bannister Engineering, LLC for a Zoning Change from I-1, Light Industrial District to PD, Planned Development District for Commercial Uses, Being 6.441 Acres Located Within the J Robertson Survey, Abstract 1317 Tarrant County, Located Approximately 160 ft South of Heritage Parkways and West of S. US 287. (ZC26-004)

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 Exhibits

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

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

Chair Mainer opened the public hearing at 8:17 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 8:17 p.m.

A motion was made by Vice Chair Axen to approve the zoning change with the following condition:

- **That the development provide a centrally located shaded passive space and explore extensions to all patio areas.**

Seconded by Commissioner Moses. The motion PASSED by the following vote:

Aye: 6 Blake Axen, David Godin, Michael Mainer, Patrick Moses, Danielle Walker, Eric Rozak

Nay: 1 Ehi Lambert-Aikhionbare

Abstain: 0 None

10. ADJOURN

Chair Mainer adjourned the meeting at 8:21 p.m.

ATTEST:

Clarissa Carrasco, Planning Technician