



Planning and Zoning Commission - Regular Meeting Minutes
April 16, 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 and provided more information regarding the tour of the city.

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 Moses mentioned the upcoming Earth Day celebration at the Chris W. Burkett Service Center. Commissioner Moses also spoke on the Mansfield History Hunters Scavenger Hunt and the Chalk the Walk on Historic Main Street events in celebration of Historic Preservation Month.

7. APPROVAL OF MINUTES

26-2037 Minutes - Approval of the March 5, 2026, Planning and Zoning Commission Meeting Minutes

Attachments:

- 1. 3-5-26 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: 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

26-2094 Preliminary Plat of Patterson Heights Addition on 3.06 Acres, consisting of 30 residential lots and 1 open space lot and situated in the Thomas J. Hanks Survey, Abstract No. 644 (SD#26-012)

Presenters: Katasha Smithers, Planning Manager - Current Planning

Attachments:

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

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 6:06 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 6:06 p.m.

A motion was made by Commissioner Lambert-Aikhionbare to approve the preliminary plat subject to the conditions in the Written Statement of Conditions. 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

26-2120 Final Plat of Alfonso Addition on 2.75 Acres, consisting of Two Residential lots and situated in the B.B.B. and C.R.R.CO Survey, Abstract No. 83 (SD#26-009)

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 6:06 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 6:06 p.m.

A motion was made by Commissioner Lambert-Aikhionbare to approve the final plat subject to the conditions in the Written Statement of Conditions. 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

10. TOUR OF THE CITY OF MANSFIELD

26-2121 The Planning and Zoning Commission will depart City Hall by a shuttle bus on a brief tour of the Southwest and Southeast quadrants of Mansfield. A map and list of streets included on the tour route is attached as Exhibit "A." The Commission may deviate slightly from the route, if needed, to adjust for traffic or viewing of additional locations within the defined tour route boundary as shown on Exhibit A.
Presenters: Clayton Comstock, Executive Director of Planning and Development
Attachments:
1. Exhibit A

The commission and staff toured the City of Mansfield and returned to City Hall at 7:57 p.m.

Please see the attachment to view the route that was executed on the tour.

11. ADJOURN

Chair Mainer adjourned the meeting at 7:57 p.m.

Michael Mainer, Chair

ATTEST:

Clarissa Carrasco, Planning Technician