



**Planning and Zoning Commission - Regular Meeting Minutes
June 18, 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 5:32 p.m.

Present: Blake Axen, Michael Mainer, Patrick Moses, Ehi Lambert-Aikhionbare, Eric Rozak

Absent: David Godin, Danielle Walker

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 mentioned a possible special called meeting date.

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

Chair Mainer called the regular session to order at 6:10 p.m.

4. INVOCATION

Chair Mainer gave the Invocation.

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

6. COMMISSION ANNOUNCEMENTS

Commissioner Moses mentioned the upcoming Juneteenth holiday.

Vice Chair Axen encouraged everyone to stay diligent through possible severe weather. Vice Chair Axen also mentioned the upcoming Juneteenth Celebration and Czech Out Mansfield events at Geyer Commons, and the Mansfield Rocks drone and firework shows.

7. APPROVAL OF MINUTES

26-2329 Minutes - Approval of the May 21, 2026, Planning and Zoning Commission Meeting Minutes
Attachments:

1. 5-21-26 DRAFT Minutes

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

Aye: 5 Blake Axen, Michael Mainer, Patrick Moses, Ehi Lambert-Aikhionbare, Eric Rozak

Nay: 0 None

Abstain: 0 None

26-2376 Minutes - Approval of the June 4, 2026, Planning and Zoning Commission Meeting Minutes

Attachments:

1. 6-4-26 DRAFT Minutes

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

Aye: 5 Blake Axen, Michael Mainer, Patrick Moses, Ehi Lambert-Aikhionbare, 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

26-2345 Consideration of a request from IH Somerset, LLC for a Final Plat of Somerset Townhomes, being 20.691 acres located in the 3100 Block of Ambrose Parkway and situated in the Seth M. Blair Survey, Abstract No. 72. (SD24-041)

Presenters: Arty Wheaton-Rodriguez, Assistant Director of Planning

Attachments:

1. Location Map
2. Final Plat
3. DS24-001 Approved Detailed Site Plan Exhibits

Clayton Comstock, Executive Director of Planning and Development Services, gave a presentation on the case and was available to answer any questions.

Chair Mainer opened the public hearing at 6:18 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 6:18 p.m.

A motion was made by Commissioner Lambert-Aikhionbare to approve the final plat as presented. Seconded by Vice Chair Axen. The motion PASSED by the following vote:

Aye: 5 Blake Axen, Michael Mainer, Patrick Moses, Ehi Lambert-Aikhionbare, Eric Rozak

Nay: 0 None

Abstain: 0 None

26-2360 Consideration of a request from Hanover Property Company for a Preliminary Plat of M3 Ranch, Phase 3, being 157.17 acres located in the 1600 to 2300 Blocks of FM 917 (Heritage Parkway) and situated in the Crawford Treese Survey, Abstract No. 831, Joseph C Guest Survey, Abstract No. 311, Authur Gibson Survey, Abstract No. 302, and The RB & FA English Survey, Abstract No. 254. (SD26-017)

Presenters: Arty Wheaton-Rodriguez, Assistant Director of Planning

Attachments:

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

Mr. Comstock 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.

Seeing no one come forward to speak, Chair Mainer closed the public hearing at 6:21 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 Rozak. The motion PASSED by the following vote:

Aye: 5 Blake Axen, Michael Mainer, Patrick Moses, Ehi Lambert-Aikhionbare, Eric Rozak

Nay: 0 None

Abstain: 0 None

26-2404 Public Hearing and Consideration of amendments to Chapter 155 of the Code of Ordinances of the City of Mansfield (Zoning) to establish regulations for Commercial Drone Delivery Operations, including definitions, permitted and Specific Use Permit land uses, development standards, and related revisions to regulations governing Airports, Heliports, Helistops, and Vertiports. (OA#26-002)

Presenters: Clayton Comstock, Executive Director of Planning and Development

Attachments:

1. Draft Amendment
2. Public Input

Mr. Comstock gave a presentation on the case and was available to answer any questions.

Chair Mainer opened the public hearing at 7:31 p.m. and called for anyone wishing to speak to

come forward.

Don Lautner, 18004 Fox Hollow Drive, provided feedback to staff and the commission via email.

Seeing no one come forward to speak, Chair Mainer closed the public hearing at 7:31 p.m.

A motion was made by Vice Chair Axen to approve the ordinance amendment with the following conditions:

- **Remove the term “small unmanned aircraft system” and use the broader term “unmanned aircraft system” or “UAS” throughout the ordinance, as applicable.**
- **Maintain the proposed commercial zoning framework for churches, schools, and similar institutional uses, so that any commercial drone delivery operation associated with such uses would require approval through an appropriate Planned Development District or Specific Use Permit pathway.**
- **Add a requirement that commercial drone kiosks include limited-access or protective measures, such as bollards, pavement markings, signage, curbing, barriers, or other measures approved by the City, to discourage pedestrian or vehicle encroachment into the active kiosk/delivery area.**

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

Aye: 5 Blake Axen, Michael Mainer, Patrick Moses, Ehi Lambert-Aikhionbare, Eric Rozak

Nay: 0 None

Abstain: 0 None

10. ADJOURN

Chair Mainer adjourned the meeting at 7:34 p.m.

Michael Mainer, Chair

ATTEST:

Clarissa Carrasco, Planning Technician