



CITY OF MANSFIELD

1200 E. Broad St.
Mansfield, TX 76063
mansfieldtexas.gov

Meeting Minutes - Final

Planning and Zoning Commission

Monday, March 10, 2025

6:00 PM

City Hall Council Chambers

1. CALL TO ORDER

Chair Mainer called the meeting to order at 6:01 p.m. in the City Council Chambers of City Hall, 1200 East Broad Street, with the meeting being open to the public and notice of said meeting, giving the date, place, and subject thereof, having been posted as prescribed by Chapter 551, Texas Government Code.

Staff present:

Clayton Comstock, AICP, CNU-A, Executive Director of Planning and Development Services

Arty Wheaton-Rodriguez, Assistant Director of Planning

Helina Sarkodie-Minkah, Planner I

Clarissa Carrasco, Administrative Assistant II

Commissioners:

Absent 1 - Hamilton Walker

Present 6 - Blake Axen; Jennifer Thompson; Michael Mainer; Michael Bennett; Patrick Moses and David Godin

2. INVOCATION

Commissioner Thompson gave the invocation.

3. PLEDGE OF ALLEGIANCE

4. TEXAS PLEDGE

5. APPROVAL OF MINUTES

[25-6465](#)

Minutes - Approval of the February 17, 2025, Planning and Zoning Commission Meeting Minutes

Commissioner Godin made a motion to approve the meeting minutes as presented. Commissioner Thompson seconded the motion which carried by the following vote:

Aye: 6 - Blake Axen; Jennifer Thompson; Michael Mainer; Michael Bennett; Patrick Moses and David Godin

Nay: 0

Absent: 1 - Hamilton Walker

Abstain: 0

6. CITIZENS COMMENTS

There were no citizen comments.

7. CONSENT AGENDA

[25-6462](#)

Final Plat of Birdsong Addition, Phase 3 on Approximately 27.825 Acres and Generally Located 412 feet north of Lone Star Road, just west of Flock Drive (see location map); JBI Partners, Inc., Engineer/Surveyor; First Texas Homes, Inc., Owner (SD#23-023)

Commissioner Moses made a motion to approve the final plat as presented.

Vice Chair Axen seconded the motion which carried by the following vote:

Aye: 6 - Blake Axen; Jennifer Thompson; Michael Mainer; Michael Bennett; Patrick Moses and David Godin

Nay: 0

Absent: 1 - Hamilton Walker

Abstain: 0

[25-6463](#)

Final Plat of Lot 1, Block 1, Debbie Lane Commercial on Approximately 3.363 acres and Addressed at 501 E Debbie Lane; Atwell, LLC and Traverse Land Surveying, LLC, Engineer/Surveyor; Robert Ray, Owner (SD#24-055)

Commissioner Moses made a motion to approve the final plat as presented.

Vice Chair Axen seconded the motion which carried by the following vote:

Aye: 6 - Blake Axen; Jennifer Thompson; Michael Mainer; Michael Bennett; Patrick Moses and David Godin

Nay: 0

Absent: 1 - Hamilton Walker

Abstain: 0

8. PLAT HEARINGS

[25-6464](#)

Plat Hearing on a Replat to Create Lots 3, 4, 5 and 6-R, Block 1, Mansfield Retail Center Addition on 12.165 Acres Addressed as 200 N US HWY 287 and 131 S US HWY 287; Westwood Professional Services, Inc., Engineer/Surveyor; Broad Street US 287 LTD, and H.E.B, LP, Owners (SD#25-004)

Ms. Sarkodie-Minkah gave a presentation on the plat and was available to answer any questions.

Chair Mainer opened the 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 hearing at 6:06 p.m.

Vice Chair Axen made a motion to approve the plat as presented.

Commissioner Godin seconded the motion which carried by the following vote:

Aye: 6 - Blake Axen; Jennifer Thompson; Michael Mainer; Michael Bennett; Patrick Moses and David Godin

Nay: 0

Absent: 1 - Hamilton Walker

Abstain: 0

9. SUMMARY OF CITY COUNCIL ACTIONS

Mr. Wheaton-Rodriguez summarized the actions that took place at the previous City Council meetings.

10. COMMISSION ANNOUNCEMENTS

Commissioner Thompson mentioned the upcoming Pickle Parade and Music Alley events.

Vice Chair Axen talked about his experience at the Focus North Texas seminar.

Commissioner Godin also talked about his experience at the Focus North Texas seminar.

Commissioner Moses welcomed Clayton Comstock as the new Executive Director of Planning and Development Services.

Chair Mainer talked about his experience at the Panther Den Competition.

11. STAFF ANNOUNCEMENTS

Mr. Wheaton-Rodriguez introduced Mr. Comstock, Executive Director of Planning and Development Services.

Mr. Comstock introduced himself to the commission.

Mr. Wheaton-Rodriguez advised the commission of the next meeting date being Monday, April 7, 2025.

12. ADJOURNMENT OF MEETING

Commissioner Bennett made a motion to adjourn the meeting. Commissioner Moses seconded the motion which carried by the following vote:

Aye: 6 - Blake Axen; Jennifer Thompson; Michael Mainer; Michael Bennett; Patrick Moses and David Godin

Nay: 0

Absent: 1 - Hamilton Walker

Abstain: 0

With no further business, Chair Mainer adjourned the meeting at 6:17 p.m.

Michael Mainer, Chair

Clarissa Carrasco, Administrative Assistant II