City Council - Regular Meeting
February 23, 2026 - 1:00 PM
Council Chambers
1200 E. Broad St., Mansfield, TX 76063

1. CALL MEETING TO ORDER

2. WORK SESSION

Presentation of the Pavement Condition Index

Discussion Regarding the February 23, 2026 Consent Agenda Items

3. RECESS INTO EXECUTIVE SESSION
Pursuant to Section 551.071, Texas Government Code, the Council reserves the right to convene in Executive Session(s), from time to time as deemed necessary during this meeting for any posted agenda item, to receive advice from its attorney as permitted by law.

A. Consultation with City Attorney to Seek Advice About Pending or Contemplated Litigation, a Settlement Offer, or on a Matter in Which the Duty of the City Attorney to the City's Governmental Body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas Clearly Conflicts with Chapter 551 of the Texas Government Code Pursuant to 551.071

i. Seek Advice of City Attorney Regarding the City's Parking Ordinances

ii. Seek Advice of City Attorney Regarding Contractual Negotiations

iii. Seek Advice of City Attorney Regarding Texas Commission on Environmental Quality SOAH Docket No. 2025-0906-MWD (TPDES Permit No. WQ00164111001)

iv. Seek Advice of City Attorney Regarding Texas Commission on Environmental Quality Proposed Permit No. 2256C

v. Seek Advice of City Attorney Regarding Rental Policies

vi. Seek Advice of City Attorney Regarding Employee Speaker Policy

vii. Seek Advice of City Attorney Regarding Legal Issues Pertaining to Economic Development Projects Listed in Section 3.D of the Agenda

B. Discussion Regarding Possible Purchase, Exchange, Lease, or Value of Real Property Pursuant to Section 551.072

i. Land Acquisition for Future Development

ii. Land Acquisition #25-06

iii. Land Acquisition #26-01

C. Personnel Matters Pursuant to Section 551.074

i. Board Appointments

D. Deliberation Regarding Commercial or Financial Information Received From or the Offer of a Financial or Other Incentive Made to a Business Prospect Seeking to Locate, Stay or Expand in or Near the Territory of the City and with which the City is Conducting Economic Development Negotiations Pursuant to Section 551.087

i. Economic Development Project #21-33

ii. Economic Development Project #26-02

4. JOINT WORK SESSION WITH THE MANSFIELD YOUTH COUNCIL

2025 Mansfield Youth Council Program Recap and Presentation of the Youth Survey Results

5. 6:00 P.M. OR IMMEDIATELY FOLLOWING JOINT WORK SESSION - RECONVENE INTO REGULAR BUSINESS SESSION

6. INVOCATION

7. PLEDGE OF ALLEGIANCE

8. TEXAS PLEDGE

9. PRESENTATION

Presentation of the Salvation Army Red Kettle Mayoral Challenge Trophy

10. CITIZEN COMMENTS

Citizens wishing to address the Council on non-public hearing agenda items and items not on the agenda may do so at this time. Due to regulations of the Texas Open Meetings Act, please do not expect a response from the Council as they are not able to do so. THIS WILL BE YOUR ONLY OPPORTUNITY TO SPEAK UNLESS YOU ARE SPEAKING ON A SCHEDULED PUBLIC HEARING ITEM. After the close of the citizen comments portion of the meeting, only comments related to public hearings will be heard. All comments are limited to five (5) minutes.

In order to be recognized during Citizen Comments or during a Public Hearing (applicants included), please complete a comment card located at the entrance of the Council Chambers. If you would like to speak on more than one Public Hearing item, please submit a separate card for each item. Please present the card(s) to the Deputy City Secretary by 5:50 p.m., ten minutes before the start of the 6:00 p.m. regular business session.

11. COUNCIL COMMENTS

12. STAFF COMMENTS

A. City Manager or Authorized Representative

i. Current/Future Agenda Items

ii. City Manager Updates

iii. Departmental Updates

13. TAKE ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION

14. APPROVAL OF SUB-COMMITTEE MINUTES

26-1920: Minutes - Approval of the February 9, 2026 Local Transportation Issues Sub-Committee Meeting Minutes (vote will only be taken by members of the sub-committee: Tonore (Chair), Bounds, and Fresquez)

Presenters: Susana Marin, City Secretary
Attachments:
1. 2-9-26 Draft Minutes

26-1938: Minutes - Approval of the February 9, 2026 Tax Increment Reinvestment Zone #4 Board Meeting Minutes

Presenters: Susana Marin, City Secretary
Attachments:
1. 2-9-26 Draft Minutes

15. CONSENT AGENDA

26-1918: Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Approving Funding for Right-of-Way Acquisition and Surveying in an Amount Not to Exceed $250,000.00 for the Mathis Road Extension Project (Existing Dead End to U.S. Highway 287 Frontage Road); Finding That the Meeting at Which This Resolution Is Passed Is Open to the Public as Required by Law; and Declaring an Effective Date (TIRZ #1)

Presenters: Raymond Coffman, Director of Engineering Services
Attachments:
1. Resolution
2. Map

26-1928: Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Approving Amendments to the Keep Mansfield Beautiful Commission Bylaws; Finding that the Meeting at which this Resolution is Passed is Open to the Public as Required by Law; and Providing an Effective Date

Presenters: Jeff Price, Executive Director of Public Works
Attachments:
1. Resolution
2. Exhibit A

26-1936: Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Authorizing the City Manager to Designate and Declare City Personal Property as Surplus and Authorizing the City Manager, or Designee, to Execute the Sale, Donation, or Disposal of Said Property; Finding that the Meeting at which this Resolution is Passed is Open to the Public as Required by Law; and Declaring an Effective Date

Presenters: Victor Flores, City Attorney
Attachments:
1. Resolution

26-1937: Resolution - A Resolution of the City Council fo the City of Mansfield, Texas Authorizing the Purchase of Highway 287 N #S; Finding that the Meeting at Which this Resolution is Passed is open to the Public as Required by Law, and Declaring an Effective Date

Presenters: Casey Lewis, Executive Project Manager/Broker
Attachments:
1. Resolution
2. Contract

26-1942: Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Approving the City's Political Activities on City Property Policy; Finding that the Meeting at Which This Resolution is Passed is Open to the Public as Required by Law; and Declaring an Effective Date

Presenters: Victor Flores, City Attorney
Attachments:
1. Resolution
2. Draft Policy Including Nonpartisan Civic Discussion Request and Affidavit Form

26-1943: Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Approving the City's Employee Speaker Policy; Finding that the Meeting at Which This Resolution is Passed is Open

to the Public as Required by Law; and Declaring an Effective Date

Presenters: Victor Flores, City Attorney

Attachments:

1. Resolution
2. Draft Policy Including Employee Speaker Request and Affidavit Form

26-1857: Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Authorizing the City Manager, or Designee, to Execute a Contract with Oncor Electric Delivery to Relocate Existing Utility Lines Along East and West Broad Street; Finding That the Meeting at Which This Resolution is Passed is Open to the Public as Required by Law; And Declaring an Effective Date

Presenters: Casey Lewis, Executive Project Manager/Broker

Attachments:

1. Resolution
2. Contract

26-1913: Minutes - Approval of the February 5, 2026 Joint City Council Meeting with the Planning and Zoning Commission, Mansfield Economic Development Corporation, and Mansfield Park Facilities Development Corporation Minutes

Presenters: Susana Marin, City Secretary

Attachments:

1. 2-5-26 Draft Minutes

26-1914: Minutes - Approval of the February 9, 2026 Regular City Council Meeting Minutes

Presenters: Susana Marin, City Secretary

Attachments:

1. 2-9-26 Draft Minutes

16. OLD BUSINESS

25-1738: Ordinance - An Ordinance of the City of Mansfield, Texas, Amending Title VII (Traffic Code) Chapter 72 (Stopping, Standing, and Parking), Adding Section 72.03 (Parking Recreational Vehicles on Streets and Public Right-of-Way); Providing Regulations for Recreational Vehicles; Providing That This Ordinance Shall Be Cumulative of All Ordinances; Providing for Severability; Providing a Penalty for Violations Hereof; and Providing an Effective Date

Presenters: Victor Flores, City Attorney

Attachments:

1. Ordinance
2. Redline

17. PUBLIC HEARING AND RESOLUTION

26-1912: Resolution - A Public Hearing and Resolution of the City Council of the City of Mansfield, Texas, Approving and Endorsing the 2026 (52nd Year) Community Development Block Grant Project for the City of Mansfield, Texas; Finding That the Meeting at Which This Resolution is Passed is Open to the Public as Required By Law; and Declaring an Effective Date (CDBG Grant and Street Bond)

Presenters: Raymond Coffman, Director of Engineering Services

Attachments:

1. Resolution
2. Exhibit A

18. PUBLIC HEARING CONTINUATION AND SECOND AND FINAL READING

25-1514: Ordinance - Public Hearing Continuation and Second and Final Reading on an Ordinance Considering a Request by Open Studio Architecture PLLC, for a Zoning Change from C-2 Community Business District to PD, Planned Development District, Being 5.866 Acres Located Within T.O. Harris Survey, Abstract No. 645 and Addressed as 2445 FM 157 (ZC25-002)

Presenters: Clayton Comstock, Executive Director of Planning and Development

Attachments:

1. Ordinance

2. Maps and Supporting Information
3. Exhibit A - Property Description
4. Exhibit B - Site Development Plan
5. Exhibit C - PD Standards
6. Exhibit D - Landscape Plans
7. Exhibit E - Elevations
8. Exhibit F - Lighting and Site Features

19. NEW BUSINESS

25-1916: Board Appointments: Keep Mansfield Beautiful Commission

Presenters: Susana Marin, City Secretary
Attachments: None

20. ADJOURN

CERTIFICATION

THIS IS TO CERTIFY THAT A COPY OF THE NOTICE OF the February 23, 2026 Regular City Council Meeting Agenda was posted on the City Hall bulletin board, a place convenient and readily accessible to the general public at all times, and to the City's website, mansfieldtexas.gov, on February 17, 2026 prior to 5:00 p.m., in compliance with Chapter 551, Texas Government Code.



_____
Susana Marin, City Secretary

This facility is ADA compliant. If you plan to attend this public meeting and have a disability that requires special arrangements, please call (817) 276-4207 at least three (3) business days in advance. Reasonable accommodation will be made to assist your needs.

City of Mansfield
Staff Report

Item ID: 26-1920

Agenda Date: February 23, 2026

Title
26-1920: Minutes - Approval of the February 9, 2026 Local Transportation Issues Sub-Committee Meeting Minutes (vote will only be taken by members of the sub-committee: Tonore (Chair), Bounds, and Fresquez)

Description/History
The minutes of the February 9, 2026 Local Transportation Issues Sub-Committee Meeting are in DRAFT form and will not become effective until approved by the Sub-Committee at this meeting.

Strategic Initiative
N/A

Recommendation
Approval of the minutes by the Sub-Committee.

Funding Source
N/A

Prepared By
Susana Marin, City Secretary - (817) 276-4203

City Council - Local Transportation Issues Sub-Committee - Meeting Minutes
February 9, 2026 - 11:00 AM
Draft
1200 E. Broad St., Mansfield, TX 76063

1. CALL MEETING TO ORDER

Chair Tonore called the meeting to order at 11:00 a.m.

Present: Tamera Bounds, Juan Fresquez, Todd Tonore

Staff present: Joe Smolinski, City Manager; Troy Lestina, Deputy City Manager/Chief Financial Officer; Matt Jones, Assistant City Manager; Vanessa Marrero, Assistant City Manager/Deputy City Attorney; Victor Flores, City Attorney; Jeff Price, Executive Director of Public Works; Raymond Coffman, Director of Engineering Services; James Rogge, Assistant Director of Public Works - Streets and Traffic; Luke Goralski, Assistant Director of Engineering Services - Capital Projects; Casey Lewis, Executive Project Manager/Broker; Taylor Derden, Transportation and Mobility Engineer; Keera Seiger, Deputy City Secretary

2. CITIZEN COMMENTS

Citizens wishing to address the Sub-Committee on agenda items and items not on the agenda may do so at this time. Due to regulations of the Texas Open Meetings Act, please do not expect a response from the Sub-Committee as they are not able to do so. THIS WILL BE YOUR ONLY OPPORTUNITY TO SPEAK. All comments are limited to five (5) minutes. In order to be recognized during Citizen Comments, please complete a comment card and present it to the Deputy City Secretary prior to the start of the meeting.

There were no citizen comments.

3. RECESS INTO EXECUTIVE SESSION

Pursuant to Section 551.071, Texas Government Code, the Sub-Committee reserves the right to convene in Executive Session(s), from time to time as deemed necessary during this meeting for any posted agenda item, to receive advice from its attorney as permitted by law.

The sub-committee did not recess into executive session.

A. Consultation with City Attorney to Seek Advice About Pending or Contemplated Litigation, a Settlement Offer, or on a Matter in Which the Duty of the City Attorney to the City's Governmental Body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas Clearly Conflicts with Chapter 551 of the Texas Government Code Pursuant to 551.071

B. Discussion Regarding Possible Purchase, Exchange, Lease, or Value of Real Property Pursuant to Section 551.072

C. Personnel Matters Pursuant to Section 551.074

D. Deliberation Regarding Commercial or Financial Information Received From or the Offer of a Financial or Other Incentive Made to a Business Prospect Seeking to Locate, Stay or Expand in or Near the Territory of the City and with which the City is Conducting Economic Development Negotiations Pursuant to Section 551.087

4. RECONVENE INTO REGULAR SESSION

The sub-committee did not recess into executive session.

5. NEW BUSINESS

Quarterly Roadway Capital Improvement Projects Update

Raymond Coffman, Director of Engineering Services, provided the quarterly roadway capital improvement projects update. He explained the delays in schedule regarding the Westhill Parkway and Mitchell Road projects, and spoke on the following projects which are in the design phase: Mathis Road, East Broad Street, Railroad Quiet Zones, Vinewood Drive, US 287 On-Ramp at Walnut Creek Drive, Matlock Road Bridge over the Union Pacific Railroad, Airport Drive, and Elm Street. Raymond also noted the Heritage Parkway and 2024 Community Development Block Grant Downtown Sidewalks projects are in the construction phase, and the Cardinal Road Turn Lane, Elizabeth Lane, Debbie Lane Median, and Gertie Barret Road projects are nearing completion.

Raymond also spoke on the Active Transportation and Safety Plan adoption and the Engineering Capital Project Dashboard on the City website, and answered sub-committee questions.

6. ADJOURN

Chair Tonore adjourned the meeting at 11:44 a.m.

_____ Todd Tonore, Chair

ATTEST:

_____ Susana Marin, City Secretary

City of Mansfield
Staff Report

Item ID: 26-1938

Agenda Date: February 23, 2026

Title
26-1938: Minutes - Approval of the February 9, 2026 Tax Increment Reinvestment Zone #4 Board Meeting Minutes

Description/History
The minutes of the February 9, 2026 Tax Increment Reinvestment Zone #4 Board Meeting are in DRAFT form and will not become effective until approved by the Board at this meeting.

Strategic Initiative
N/A

Recommendation
Approval of the minutes by the Board.

Funding Source
N/A

Prepared By
Susana Marin, City Secretary - (817) 276-4203

Tax Increment Reinvestment Zone #4 Board - Meeting Minutes
February 9, 2026 - 12:30 PM
Draft
1200 E. Broad St., Mansfield, TX 76063

1. CALL MEETING TO ORDER

Chair Evans called the meeting to order at 12:30 p.m.

Present: Michael Evans, Tamera Bounds, Todd Tonore, Larry Broseh, Brent Newsom, Juan Fresquez, Todd Simmons

Staff present: Joe Smolinski, City Manager; Troy Lestina, Deputy City Manager/Chief Financial Officer; Matt Jones, Assistant City Manager; Vanessa Marrero, Assistant City Manager/Deputy City Attorney; Victor Flores, City Attorney; Jeff Price, Executive Director of Public Works; Raymond Coffman, Director of Engineering Services; James Rogge, Assistant Director of Public Works - Streets and Traffic; Casey Lewis, Executive Project Manager/Broker; Susana Marin, City Secretary; Keera Seiger, Deputy City Secretary

2. CITIZEN COMMENTS

Citizens wishing to address the Board on agenda items and items not on the agenda may do so at this time. Due to regulations of the Texas Open Meetings Act, please do not expect a response from the Board as they are not able to do so. THIS WILL BE YOUR ONLY OPPORTUNITY TO SPEAK. All comments are limited to five (5) minutes. In order to be recognized during "Citizen Comments" please complete a comment card and present it to the Deputy City Secretary prior to the start of the meeting.

There were no citizen comments.

3. RECESS INTO EXECUTIVE SESSION

Pursuant to Section 551.071, Texas Government Code, the Board reserves the right to convene in Executive Session(s), from time to time as deemed necessary during this meeting for any posted agenda item, to receive advice from its attorney as permitted by law.

The Board did not recess into executive session.

A. Consultation with City Attorney to Seek Advice About Pending or Contemplated Litigation, a Settlement Offer, or on a Matter in Which the Duty of the City Attorney to the City's Governmental Body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas Clearly Conflicts with Chapter 551 of the Texas Government Code Pursuant to 551.071

B. Discussion Regarding Possible Purchase, Exchange, Lease, or Value of Real Property Pursuant to Section 551.072

C. Personnel Matters Pursuant to Section 551.074

D. Deliberation Regarding Commercial or Financial Information Received From or the Offer of a Financial or Other Incentive Made to a Business Prospect Seeking to Locate, Stay or Expand in or Near the Territory of the City and with which the City is Conducting Economic Development Negotiations Pursuant to Section 551.087

4. RECONVENE INTO REGULAR BUSINESS SESSION

The Board did not recess into executive session.

5. NEW BUSINESS

Discussion, Consideration, and Possible Action Regarding an Amendment to the Economic Development Agreement Between the City of Mansfield, Texas and Arcadia Realty Corp.

Presenters: Raymond Coffman, Director of Engineering Services
Attachments:
1. Exhibit A

Casey Lewis, Executive Project Manager/Broker, spoke on the history of the project and the discovery of significant potential cost-savings for both the City and Arcadia Realty Corp. Casey stated the Amendment to the Economic Development Agreement will authorize the City to work with Arcadia Realty Corp. to oversize a sewer line through their development, which will support future development on the west side of Heritage Parkway and produce cost-savings close to a seven-figure number. He noted the developer has a minimum required sewer cost of $220,000, but will be installing $770,000 worth of sewer system and the City will reimburse the $500,000 delta through the TIRZ project. Casey explained the City is installing a trunk line sewer system through Arcadia Realty Corp.'s development out to the west, which will be accessible to their residential development and the City's future development on the west side of Heritage Parkway. Casey answered Board questions regarding the future development.

A motion was made by Board Member Broseh to approve the Amendment. Seconded by Board Member Bounds. The motion PASSED by the following vote:

Aye: 7	Michael Evans, Tamera Bounds, Todd Tonore, Larry Broseh, Brent Newsom, Juan Fresquez, Todd Simmons
Nay: 0	None
Abstain: 0	None

6. ADJOURN

Chair Evans adjourned the meeting at 12:34 p.m.

_____ Michael Evans, Chair

ATTEST:

_____ Susana Marin, City Secretary

City of Mansfield
Staff Report

Item ID: 26-1918

Agenda Date: February 23, 2026

Title
26-1918: Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Approving Funding for Right-of-Way Acquisition and Surveying in an Amount Not to Exceed $250,000.00 for the Mathis Road Extension Project (Existing Dead End to U.S. Highway 287 Frontage Road); Finding That the Meeting at Which This Resolution Is Passed Is Open to the Public as Required by Law; and Declaring an Effective Date (TIRZ #1)

Description/History
As part of the Villages at South Pointe development approved in 2022, a development agreement contemplated the extension of Mathis Road from its current dead-end to the northbound frontage road of US 287 along the northern boundary of the property. This connection is on the City's Master Thoroughfare Plan and is intended to improve mobility, access, and public safety in this growing area.

In the original development agreement, the developer was responsible for designing and constructing this segment of Mathis Road, with the City providing reimbursement from TIRZ #1. The Village of South Pointe has not yet reached a stage that requires this construction of Mathis Rd.

Since 2022, continued growth and development in this area have accelerated the need for this roadway connection. The roadway extension is now necessary to support broader community circulation and regional access, independent of the developer's current construction timeline. The developer has completed the design of this segment of Mathis Road, and the City is now prepared to move forward with construction ahead of the developer's original schedule.

As part of this project, a 24-inch water transmission line will be designed and constructed within the proposed Mathis Road right-of-way to serve the South Mitchell Road Elevated Storage Tank project. Engineering design services for the water line and the elevated storage tank are provided by Freese and Nichols Inc., which have been previously approved by City Council and are in progress. Funding for construction will come from the Utility Fund.

To advance the project, the City must first complete right-of-way acquisition. These items have been negotiated and coordinated in advance and are necessary to prepare the corridor for future construction. Currently, funding is requested for right-of-way acquisition and surveying.

Strategic Initiative
Improve City Wide Mobility
Develop Strong Economy
Focus on the Future

Recommendation
The Engineering Staff recommends approval of the Resolution.

Funding Source

Tax Increment Reinvestment Zone No. 1

Prepared By
Bryan Ahumada, Capital Projects Supervisor - (817) 276-4208

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS, APPROVING FUNDING FOR RIGHT-OF-WAY ACQUISITION AND SURVEYING IN AN AMOUNT NOT TO EXCEED $250,000.00 TO SUPPORT PRE-CONSTRUCTION ACTIVITIES FOR THE MATHIS ROAD EXTENSION PROJECT (EXISTING DEAD END TO NORTHBOUND FRONTAGE ROAD OF U.S. HIGHWAY 287); FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; AND DECLARING AN EFFECTIVE DATE (TIRZ #1)

WHEREAS, the City Council recognizes the need to approve funding for right-of-way acquisition and surveying for the Mathis Road Extension Project (Existing Dead End to Northbound Frontage Road of U.S. Highway 287) for the benefit of the citizens of the City of Mansfield; and,

WHEREAS, the City Staff has reviewed the proposed actions to support right-of-way acquisition and surveying; and,

WHEREAS, the City Council has received the recommendation from Staff to authorize funding for right-of-way acquisition and surveying; and,

WHEREAS, it is necessary to authorize and secure funds from the Tax Increment Reinvestment Zone No. 1.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS, THAT:

SECTION 1.

The findings and recitations set out in the preamble are found to be true and correct and are hereby adopted by the City Council and made a part hereof for all purposes.

SECTION 2.

Funding is hereby authorized in an amount not to exceed Two hundred fifty thousand and 00/100 Dollars ($250,000.00) and the City Manager or his designee is hereby authorized and directed to take all actions necessary to carry out such activities to support Pre-construction for the Mathis Road Extension Project (Existing Dead End to Northbound Frontage Road of U.S. Highway 287).

SECTION 3.

It is hereby officially found and determined that the meeting at which this Resolution is passed is open to the public as required by law and the public notice of the time, place, and purpose of said meeting was given as required.

SECTION 4.

This Resolution shall be effective from and after its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MANSFIELD THIS 23RD DAY OF FEBRUARY, 2026.

_____
Michael Evans, Mayor

ATTEST:

_____
Susana Marin, City Secretary

Proposed 24" Transmission Line
Mathis Road
U.S. Highway 287
N
Mayerick Dr
High Bluff Dr

City of Mansfield
Staff Report

Item ID: 26-1928

Agenda Date: February 23, 2026

Title
26-1928: Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Approving Amendments to the Keep Mansfield Beautiful Commission Bylaws; Finding that the Meeting at which this Resolution is Passed is Open to the Public as Required by Law; and Providing an Effective Date

Description/History
The Bylaws were presented to the Keep Mansfield Beautiful Commission on February 9, 2026, and the Commission approved the changes as presented and as included in the attached Bylaws. This amendment provides for an 80% attendance requirement over a 12 month term.

Strategic Initiative
Focus on the Future

Recommendation
Approve the Resolution.

Funding Source
N/A

Prepared By
Lindsey Mondon, Public Education Specialist - (817) 728-3610

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS, APPROVING AMENDMENTS TO THE KEEP MANSFIELD BEAUTIFUL COMMISSION BYLAWS; FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City Council of the City of Mansfield, Texas (the "City"), is a home rule municipality operating under and governed by the laws and Constitution of the State of Texas; and,

WHEREAS, on March 10, 1986, the City Council approved Resolution No. 230 to adopt the "Keep America Beautiful System" and created the Keep Mansfield Beautiful Commission as appointed by City Council; and,

WHEREAS, the Keep Mansfield Beautiful Commission desires to amend the Bylaws to create an attendance policy that aligns with other City boards and commissions; and,

WHEREAS, on February 9, 2026, the Keep Mansfield Beautiful Commission voted in favor of the amended Bylaws as described in more detail within Exhibit "A" attached hereto and incorporated herein for all purposes; and,

WHEREAS, the City Council has determined that the amended Bylaws as proposed by the Keep Mansfield Beautiful Commission aligns with the goals and public purpose identified by the City of Mansfield; and,

WHEREAS, Article VI of the Keep Mansfield Beautiful Commission's existing Bylaws requires that any such amendments to the same shall be approved by City Council.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS, THAT:

SECTION 1.

The findings and recitations set out in the preamble are hereby adopted as true and correct and made part hereof for all purposes.

SECTION 2.

The proposed amendments to Keep Mansfield Beautiful Commission's Bylaws, attached hereto as Exhibit "A," have been reviewed by the City Council of the City of Mansfield, and are found to be acceptable and in the best interest of the City of Mansfield and its citizens, and is hereby in all things approved.

SECTION 3.

It is hereby officially found and determined that the meeting at which this Resolution is passed is open to the public as required by law, and that the notice of the time, place, and purpose of said meeting was given as required by law.

SECTION 4.

This Resolution shall take effect immediately upon its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS, THIS 23RD DAY OF FEBRUARY, 2026.

_____
Michael Evans, Mayor

ATTEST:

_____
Susana Marin, City Secretary



Keep Mansfield Beautiful

COMMISSION BY-LAWS

ARTICLE I.

Section 1. Name. The name of the organization is "Keep Mansfield Beautiful": hereinafter referred to as the "Commission." For the purposes of communication to the general public, Keep Mansfield Beautiful is understood to be a Commission of the City.

Section 2. Creation. The Commission was duly organized as a result of Resolution No. 230 adopted by the City Council on March 10, 1986, which resolution adopted the "Keep America Beautiful System."

Section 3. Duties. The duties of said Commission shall be to promote public interest in the general improvement of the physical environment of the City of Mansfield and to initiate, plan, direct, and coordinate programs for litter control and beautification in conjunction and in cooperation with citizens, government, businesses, and industries within the city limits of Mansfield.

ARTICLE II.

Section 1. Structure. The Commission shall consist of seven members. Members of the Commission shall serve without compensation. A Coordinator of the Commission, appointed by the City Manager or his/her authorized representative, shall be the non-voting liaison for the Commission. The City Manager or his/her designee will serve as a non-voting ex-officio member of the board/commission.

Section 2. How Appointed. Commission members shall be appointed by the City Council. The Commission shall meet annually in October to select a Chairperson and Vice Chairperson. Alternates shall be appointed by the City Council.

Section 3. Committees. The Commission shall organize sub-committees as needed to achieve the objectives of the organization.

Section 4. Voting Rights. All members of the Commission except the City representative shall have one vote equal in weight. Alternates shall have voting rights only in the absence of regular members. All voting shall be by voice vote however, the Chairperson of the Commission may, at his/her discretion, call for a call vote or secret ballot.

ARTICLE III.

Section 1. Regular Meetings. Meetings shall be held at least once a quarter on the date and time designated by the Commission members at the previous meeting. Notice of a meeting must be posted in a place readily accessible to the general public at all times at least 72 hours preceding the scheduled time of the meeting.

Section 2. Special Meetings. Special meetings of the Commission will be held when called by the Chairperson of the Commission or by any three (3) Commission members. Procedures for notice of meeting shall be handled in the same manner prescribed in Article III, Section 1.

Section 3. Open Meetings. All meetings shall be open to the public; however, the Commission may elect to meet in Executive Session by a majority vote of those present.

Section 4. Quorum. Four Commission members shall constitute a quorum for the transaction of business. Alternate members may be counted in order to establish a quorum in the absence of regular members, or as a tie breaking vote in the event the Commission members vote is tied.

Section 5. Transaction of Business. Every act or decision made by a majority of the Commission members present at a duly held meeting at which a quorum is present shall be regarded as the act of the entire Commission.

Section 6. Time Duration. Meetings shall commence promptly at the time designated by the Commission members. A meeting shall not last longer than two hours from the time it commences, unless a majority of the Commission members present at a duly held meeting vote to allow such meeting to continue for longer than the two hour time duration.

Section 7. Rules of Procedure. All meetings shall be conducted according to Roberts Rules of Order, Current Edition. It shall be the responsibility of each Commission member and the Parliamentarian, if appointed, to observe that these rules are followed and the meeting is conducted in accordance therewith.

ARTICLE IV.

Section 1. Tenure. Members of the Commission shall be appointed by the City Council for two-year terms. Term limits were established beginning January 1, 2022 to limit the terms to six years for all board and commission members unless the change causes an excess of 25% of the board or commission to turn over, then the most senior members in time would terminate and a term member can reapply after a break from that board or commission that is equal to or no less than twelve months. Continuity on the board is to be maintained by ensuring that some members' terms overlap those of other members. To implement this structure, KMBC will transition to ensure that four members' terms shall expire in an odd year and the remaining three members' terms shall expire in an even year. In addition any alternate(s) shall also be appointed by the City Council. The alternate's term shall expire in odd years.

Section 2. Attendance Requirement. Each member of the Commission shall be required to attend at least eighty percent (80%) of all regularly scheduled Commission meetings during each twelve (12) month period of service. Failure to meet this attendance requirement shall constitute an automatic removal from the Commission, without further action required by the City Council. Upon such removal, the City Council

shall appoint a replacement to serve the remainder of the unexpired term pursuant to these Bylaws.

Section 2A. Resignation and Removal. Additionally, any member may be removed from office if participation in beautification activities within the City is determined to be inadequate as indicated in the Section 4. Duties for Commission members.

Any member may resign at any given time by giving written notice to the City Council. Such resignation will take effect on the date of receipt of such notice or at any later time specified therein, and unless otherwise specified therein, the acceptance of such resignation shall not be necessary to make it effective.

Section 3. Vacancies. A vacancy on the Commission shall be filled in the manner prescribed in Article II, Section 2. The member appointed to such vacancy shall serve for the remainder of the term of the member replaced.

Section 4. Duties. The duties are as follows:

Chairperson. The Chairperson shall serve as the Chief Executive Officer of the Commission; shall act as public spokesperson for the Commission at public functions; shall serve as ex-officio member of all committees; shall appoint the Chairperson of all sub-committees upon the advice and consent of the Commission; shall appoint additional committees upon the direction of the Commission; may appoint a Parliamentarian; and shall perform all other duties as the Commission elects.

Vice Chairperson. The Vice Chairperson shall act in the place and instead of the Chairperson in the event of his/her absence or inability or refusal to act, and shall exercise and discharge such other duties as may be required of him/her by the Commission.

Treasurer. The Treasurer shall be selected by the Commission members and shall keep accurate record of funds, debits, expenses, and donations of the Commission. The Treasurer shall have check signing privileges.

Secretary. The Secretary shall be selected by the Commission members and shall keep accurate record of meeting minutes and develop meeting agendas for the Commission. The Secretary shall work with the Coordinator to have minutes and agendas input to the City's electronic records system.

Board Member. All board members shall attend a minimum of three sponsored events per year, or provide volunteer hours to the sponsored events in an equivalent to attendance of the sponsored event.

Coordinator. The Coordinator shall be the non-voting liaison for the Commission and selected by the City Manager or his/her authorized representative. He/she shall input all minutes and records into the City's electronic records system, place meeting notices and perform such other duties as the Commission may deem necessary and consistent with both the responsibilities of the Commission and his/her responsibilities to the City of Mansfield through the City Manager or his/her authorized representative. The

Coordinator shall work under the supervision and control of the City Manager or his/her authorized representative for the purpose of implementing the provisions as stated in the resolution.

ARTICLE V.

Section 1. Management of Funds. The Commission will have the power to receive and disburse funds within the limitations of appropriations, gifts and grants, and in connection with projects of undertakings consistent with Article I, Section 3. Within the same limitation, the Commission shall be empowered to contract with any private or public agency to the extent required for its proper operation. The Commission shall present its proposed budget in accordance with the schedule determined by the City's Finance Department to become effective by October 1 in its current year, indicating its anticipated revenues and expenditures and the source of its anticipated revenues. The Commission shall keep such records as will enable it to make such reports and accounts and the same will be subject to verification and examination by the City Treasurer and/or auditors of the City.

ARTICLE VI.

Section 1. Amendments. These by-laws may be amended by a majority vote of the Commission members present at any regular meeting provided: 1) a quorum is present; 2) notice of the meeting was posted as prescribed in Article III, Section 1. Amendments to the by-laws shall become effective upon approval of the City Council.

ARTICLE VII.

Section 1. Conflicts. In the case of any conflict between any ordinance and/or resolution and these by-laws, the ordinance and/or resolution shall prevail.

Section 2. Majority. As used in the by-laws, the term "majority" shall mean those votes totaling more than 50% of the total vote of members present or the group designated. Unless otherwise stated, all decisions will be by a majority vote.

City of Mansfield
Staff Report

Item ID: 26-1936

Agenda Date: February 23, 2026

Title
26-1936: Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Authorizing the City Manager to Designate and Declare City Personal Property as Surplus and Authorizing the City Manager, or Designee, to Execute the Sale, Donation, or Disposal of Said Property; Finding that the Meeting at which this Resolution is Passed is Open to the Public as Required by Law; and Declaring an Effective Date

Description/History
The City of Mansfield has an inventory of personal property that is no longer needed or required for the City's foreseeable use, but still has some usefulness for the purpose that it was originally intended. Under state law, the City has the authority to identify and designate personal property as surplus if it no longer serves the City's foreseeable needs or requirements but still has usefulness for the purpose that was originally intended. In addition, the City is authorized to execute the sale, donation, or disposal of said surplus property. To efficiently dispose of said surplus personal property, as allowed by state law, the City Manager may be delegated the authority to execute the same. The City's Charter prescribes that the City Manager be responsible to the Council for the administration of all the affairs of the City and such other duties as may be prescribed by the Charter or required of him by the Council. Under such a delegation of authority by the City Council, the City Manager may identify and designate surplus personal property and dispose of the same through agreements with other local governmental entities or non-profit organizations for public purposes, or other legal means authorized by state law.

Strategic Initiative
Focus on the Future

Recommendation
Approve the proposed Resolution.

Funding Source
N/A

Prepared By
Victor Flores, City Attorney -

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS, AUTHORIZING THE CITY MANAGER TO DESIGNATE AND DECLARE CITY PERSONAL PROPERTY AS SURPLUS AND AUTHORIZING THE CITY MANAGER, OR DESIGNEE, TO EXECUTE THE SALE, DONATION, OR DISPOSAL OF SAID PROPERTY; FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; AND DECLARING AN EFFECTIVE DATE

WHEREAS, the City desires that there be an administrative process for identifying, managing, and disposing of the City's surplus personal property; and,

WHEREAS, the City's Charter charges the City Manager to be responsible to the Council for the administration of all the affairs of the City and such other duties as may be prescribed by the Charter or required of him by the Council; and,

WHEREAS, the City Council desires that the City Manager be delegated the authority to designate and declare City personal property as surplus and execute the sale, donation, or disposal of said property, as permitted by law.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS, THAT:

SECTION 1.

The findings and recitations set out in the preamble are found to be true and correct and are hereby adopted by the City Council and made part hereof for all purposes.

SECTION 2.

The City Council delegates its authority to the City Manager to establish an administrative process for identifying, managing, and disposing of the City's surplus personal property.

SECTION 3.

The City Manager be authorized to designate and declare City personal property as surplus as permitted by state law.

SECTION 4.

The City Manager, or his designee, is authorized to execute the sale, donation, or disposal of said personal property, through agreements with other governmental entities or non-profit organizations for public purposes, or through other means authorized by state law.

SECTION 5.

The City Manager or their designee is authorized to execute any and all documents necessary and take such actions as necessary to implement this Resolution.

SECTION 6.

It is hereby officially found and determined that the meeting at which this Resolution is passed is open to the public as required by law and the public notice of the time, place and purpose of said meeting was given as required.

SECTION 7.

This Resolution shall be effective immediately upon adoption.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MANSFIELD THIS 23RD DAY OF FEBRUARY, 2026.

_____
Michael Evans, Mayor

ATTEST:

_____
Susana Marin, City Secretary

City of Mansfield
Staff Report

Item ID: 26-1937

Agenda Date: February 23, 2026

Title
26-1937: Resolution - A Resolution of the City Council fo the City of Mansfield, Texas Authorizing the Purchase of Highway 287 N #S; Finding that the Meeting at Which this Resolution is Passed is open to the Public as Required by Law, and Declaring an Effective Date

Description/History
The owner of this property reached out to City Staff to discuss selling the approximately 10.5 acre tract located along Low Branch at Highway 287 S. Portions of this property are on the Trails Master Plan. This trail is currently in the design phase. A future roadway connection is also planned in the area. The purchase price of $195,000 is $0.42/square foot, which is in line with the market value study of flood land in this area of the City and comparable to other recent transactions.

Strategic Initiative
Building Strong Neighborhoods
Improve City Wide Mobility
Focus on the Future

Recommendation
Approve Resolution

Funding Source
MPFDC

Prepared By
Casey Lewis, Executive Project Manager/Broker - (817) 276-4201

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS, AUTHORIZING THE PURCHASE OF 800 HIGHWAY 287 N #S; FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; AND DECLARING AN EFFECTIVE DATE (MPFDC)

WHEREAS, The City of Mansfield (City) is a home rule municipality operating under and governed by the laws and Constitution of the State of Texas; and,

WHEREAS, JCI Stetson Investments, LTD desires to sell 10.59 acres of land to the City; and,

WHEREAS, the property is needed for future Capital Improvement needs; and,

WHEREAS, the combined properties are identified in the Parks Master Trail Plan; and,

WHEREAS, funding for this contract is available from the Mansfield Park Facilities Development Corporation.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS, THAT:

SECTION 1.

The findings and recitations set out in the preamble are found to be true and correct and are hereby adopted by the City Council and made a part hereof for all purposes.

SECTION 2.

A Real Estate Purchase Contract between the City of Mansfield and JCI Stetson Investments, LTD in an amount not to exceed $195,000 plus applicable closing and transaction costs, is hereby approved.

SECTION 3.

It is hereby officially found and determined that the meeting at which this Resolution is passed is open to the public as required by law and the public notice of the time, place, and purpose of said meeting was given as required.

SECTION 4.

This Resolution shall be effective from and after its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MANSFIELD THIS 23RD DAY OF FEBRUARY, 2026.

_____
Michael Evans, Mayor

ATTEST:

_____
Susana Marin, City Secretary

Real Estate Sales Contract

This contract to buy and sell real property is between Seller and Buyer as identified below and is effective on the date ("Effective Date") of the last of the signatures by Seller and Buyer as parties to this contract. Buyer must deliver the Earnest Money to Title Company and obtain Title Company's signature before the Earnest Money Deadline provided in section A.1. If the Earnest Money is paid by check and payment on presentation is refused, Buyer is in default.

Seller: JCI Stetson Investments LTD

Address: 535 Greenwich Ln. Coppell, TX 750179

Phone:

Fax:

Seller's Attorney:

Buyer: City of Mansfield

Address: 1200 E. Broad St. Mansfield, TX 76063

Phone: 817-276-4201

Fax:

E-mail: casey.lewis@mansfieldtexas.gov

Buyer's Attorney:

Address:

Phone:

Fax:

E-mail:

Property: Land commonly known as 800 Highway 287 N #S., Mansfield, Tarrant County, Texas, and 949 Lariat Ln. Mansfield, Johnson County, Texas identified in the John Robertson Survey Abstract 1317 Tract 2B03 & A421 TR1C AND Abstract 1128 TR1, Split on County lines and more fully described in Exhibit A ("Land"), subject to all Permitted Exceptions included in the Deed.

Title Company and Escrow Agent: Integrity Land Title, LLC - Stephanie Mooney

Address: 2813 S. Hulen Suite 100 Fort Worth TX 76109

Phone: 817-968-7905

Fax:

Purchase Price: The purchase price for the said tract(s) of land is $195,000.

Surveyor: Brittain & Crawford

Earnest Money: $2,500

Buyer's Liquidated Damages: None

Seller's Additional Liquidated Damages: None

County for Performance: Tarrant County, Texas

A. **Deadlines and Other Dates**

All deadlines in this contract expire at 5:00 P.M. local time where the Property is located. If a deadline falls on a Saturday, Sunday, or national holiday, the deadline will be extended to the next day that is not a Saturday, Sunday, or national holiday. A national holiday is a holiday designated by the federal government. Time is of the essence.

1. Earnest Money Deadline: ten (10) days after the effective date of this contract.

2. Delivery of Title Commitment: 20 days after the effective date of this contract. (or if later than the 20 days, the objections are due 7 days from the receipt of commitment).

3. Delivery of Title Objections: 5 days after the effective date of this contract.

4. End of Inspection Period: 10 days after the effective date of this contract.

5. Closing Date: on or before 30 days after the effective date of this contract.

B. **Closing Documents**

1. At closing, Seller will deliver the following items:

General Warranty Deed as to all property

2. At closing, Buyer will deliver the following items:

Balance of Purchase Price

Evidence of Buyer's authority to consummate this transaction

Deceptive Trade Practices Act waiver

C. **Exhibits**

The following are attached to and are a part of this contract:

Exhibit A—Description of the Land

Exhibit B—Environmental Matters

Exhibit C—Covenants and Restrictions

D. **Purchase and Sale of Property**

Seller agrees to sell and convey the Property to Buyer, and Buyer agrees to buy and pay Seller for the Property. The promises by Buyer and Seller stated in this contract are the consideration for the formation of this contract.

E. **Title and Survey**

1. *Review of Title.* The following statutory notice is provided to Buyer on behalf of the real estate licensees, if any, involved in this transaction: Buyer is advised that it should either have the abstract covering the Property examined by an attorney of Buyer's own selection or be furnished with or obtain a policy of title insurance.

2. *Title Commitment; Title Policy.* "Title Commitment" means a Commitment for Issuance of an Owner Policy of Title Insurance by Title Company, as agent for Underwriter, stating the condition of title to the Land. The Owner Policy of Title Insurance shall be at Seller's expense. The "effective date" stated in the Title Commitment must be after the Effective Date of this contract. "Title Policy" means an Owner Policy of Title Insurance issued by Title Company, as agent for Underwriter, in conformity with the last Title Commitment delivered to and approved by Buyer.

3. *Survey.* "Survey" means the survey ordered by Buyer from Brittain & Crawford. and conducted at Buyer's direction and expense.

4. *Delivery of Title Commitment, Survey and Legible Copies*. Seller must deliver the Title Commitment to Buyer by the deadline stated in section A.2.; and legible copies of the instruments referenced in the Title Commitment and Survey by the

deadline stated in section A.5.

5. *Title Objections*. Buyer has until the deadline stated in section A.3. ("Title Objection Deadline") to review the Survey, Title Commitment and notify Seller of Buyer's objections to any of them ("Title Objections"). Buyer will be deemed to have approved all matters reflected by the Survey and Title Commitment to which Buyer has made no Title Objection by the Title Objection Deadline. The matters that Buyer either approves or is deemed to have approved are "Permitted Exceptions." If Buyer notifies Seller of any Title Objections, Seller has five days from receipt of Buyer's notice to notify Buyer whether Seller agrees to cure the Title Objections before closing ("Cure Notice"). If Seller does not timely give its Cure Notice or timely gives its Cure Notice but does not agree to cure all the Title Objections before closing, Buyer may, within five days after the deadline for the giving of Seller's Cure Notice, notify Seller that either this contract is terminated or Buyer will proceed to close, subject to Seller's obligations to resolve the items listed in Schedule C of the Title Commitment, remove the liquidated liens, remove all exceptions that arise by, through, or under Seller after the Effective Date, and cure only the Title Objections that Seller has agreed to cure in the Cure Notice. At or before closing, Seller must resolve the items that are listed on Schedule C of the Title Commitment, remove all liquidated liens, remove all exceptions that arise by, through, or under Seller after the Effective Date of this contract, and cure the Title Objections that Seller has agreed to cure.

F. **Inspection Period**

1. *Entry onto the Property.* Buyer, with the prior approval and permission of Seller, may enter the Property before closing to inspect it, subject to the following:

   a. Buyer may not interfere in any material manner with existing operations or occupants of the Property;

   b. Buyer must notify Seller in advance of Buyer's plans to conduct tests so that Seller may be present during the tests;

   c. If the Property is altered because of Buyer's inspections, Buyer must return the Property to its pre inspection condition promptly after the alteration occurs;

   d. Buyer must deliver to Seller copies of all inspection reports that Buyer prepares or receives from third-party consultants or contractors within three days after their preparation or receipt; and

   e. Buyer must abide by any other reasonable entry rules imposed by Seller.

2. *Environmental Assessment*. Buyer has the right to conduct environmental assessments of the Property. Seller will provide, or will designate a person with

knowledge of the use and condition of the Property to provide information requested by Buyer or Buyer's agent or representative regarding the use and condition of the Property during the period of Seller's ownership. Seller will cooperate with Buyer in obtaining and providing to Buyer or its agent or representative information regarding the use and condition of the Property before Seller's period of ownership to the extent that the information is within Seller's possession or control.

3. *Buyer's Right to Terminate.* Buyer may terminate this contract for any reason by notifying Seller before the end of the Inspection Period. If Buyer does not notify Seller of Buyer's termination of the contract before the end of the Inspection Period, Buyer waives the right to terminate this contract pursuant to this provision.

4. *Buyer's Release of Seller*

   a. *Hold Harmless.* Buyer will hold Seller harmless from any loss, attorney's fees, expenses, or claims arising out of Buyer's investigation of the Property, except for repair or remediation of existing conditions discovered by Buyer's inspection. The obligations of Buyer under this provision will survive termination of this contract and closing.

   b. *Release.* Buyer releases Seller and those persons acting on Seller's behalf from all claims and causes of action (including claims for attorney's fees and court and other costs) resulting from Buyer's investigation of the Property.

G. **Representations**

The parties' representations stated in Exhibit B are true and correct as of the Effective Date and must be true and correct on the Closing Date. Seller will promptly notify Buyer if Seller becomes aware that any of the representations are not true and correct. Unless Seller notifies Buyer to the contrary on or before the Closing Date, or Buyer has actual knowledge to the contrary as of the Closing Date, Buyer is entitled to presume that the representations of Seller in Exhibit B are true and correct as of the Closing Date.

1. *Claims; Hearings.* Seller will notify Buyer promptly of any claim or administrative hearing that is threatened, filed, or initiated before closing that involves or directly affects the Property.

2. *Cooperation.* Seller will cooperate with Buyer before closing, with any reasonable evaluation, inspection, audit, or study of the Property prepared by, for, or at the request of Buyer.

3. *No Recording.* Buyer may not file this contract or any memorandum or notice of this contract in the real property records of any county.

H. **Termination**

1. *Disposition of Earnest Money after Termination*

   a. *To Buyer.* If Buyer terminates this contract in accordance with any of Buyer's rights to terminate, Seller will, within five days after receipt of Buyer's termination notice, authorize Title Company to deliver the Earnest Money to Buyer, less $1,000.00, which will be paid to Seller as consideration for the right granted by Seller to Buyer to terminate this contract.

   b. *To Seller.* If Seller terminates this contract in accordance with any of Seller's rights to terminate, Buyer will, within five days after receipt of Seller's termination notice, authorize Title Company to pay and deliver the Earnest Money to Seller.

2. *Duties after Termination.* If this contract is terminated, Buyer will promptly return to Seller all documents relating to the Property that Seller has delivered to Buyer and all copies that Buyer has made of the documents. After return of the documents and copies, neither party will have further duties or obligations to the other under this contract, except for those obligations that cannot be or were not performed before termination of this contract and those obligations that survive termination under the express terms of this contract.

I. **Closing**

1. *Conditions of Closing*. Neither party will be obligated to close the sale and purchase of the Property unless the other party has satisfied the following conditions, any of which may be waived by the first party in its discretion:

   a. *Representations and Warranties.* The representations and warranties of the other party must be true and correct at Closing.

   b. *Performance of Covenants and Agreements*. The other party must have performed all covenants and agreements required to be performed at or before Closing by that party.

   c. *No Bankruptcy*. No voluntary or involuntary proceeding in bankruptcy shall be pending with respect to the property.

2. *Closing.* This transaction will close at Title Company's offices at the Closing Date and Closing Time. At closing, the following will occur:

a. *Closing Documents.* The parties will execute and deliver the Closing Documents.

b. *Payment of Purchase Price.* Buyer will deliver the Purchase Price and other amounts that Buyer is obligated to pay under this contract to Title Company in funds acceptable to Title Company. The Earnest Money will be applied to the Purchase Price.

c. *Disbursement of Funds; Recording; Copies.* Title Company will be instructed to disburse the Purchase Price and other funds in accordance with this contract, record the deed and the other Closing Documents directed to be recorded, and distribute documents and copies in accordance with the parties' written instructions.

d. *Possession.* Seller will deliver possession of the Property to Buyer, subject to the Permitted Exceptions existing at closing and any lien and security interest in favor of Seller, if the sale is seller-financed.

e. *Originals*. Seller will deliver to Buyer the originals of Seller's Records.

3. *Transaction Costs*

a. *Seller's Costs.* Seller will pay the costs to obtain, deliver, and record releases of liens required to be released in connection with the sale; the costs to record documents to cure Title Objections agreed or required to be cured by Seller and to resolve matters shown in Schedule C of the Title Commitment; the costs to obtain certificates or reports of ad valorem taxes; the costs to deliver copies of the instruments in Seller's records as required by any paragraph in this contract; Seller's attorney's fees and any other cost expressly required to be paid by Seller in this contract.

b. *Buyer's Costs.* Buyer will pay the charge for the Title Policy; any escrow fee charged by the Title Company; the costs to obtain, deliver, and record all documents other than those to be recorded at Seller's expense; the entire cost of the Survey; Buyer's attorney's fees and expenses; and any other costs expressly required to be paid by Buyer in this contract.

c. *Ad Valorem Taxes.* Ad valorem taxes on the property for all periods before the period in which Closing occurs must be paid by Seller at or before Closing. Buyer shall pay the ad valorem taxes for the remainder of the year as of the Closing Date. If the assessment for the calendar year of closing is not known at the Closing Date, the Buyer's payment will be based on taxes for the previous tax year, and Buyer will adjust the payment in cash within thirty days of when the actual assessment and taxes are known or as otherwise required by law. Buyer shall obtain information concerning such taxes directly from the Tarrant County

Appraisal District. All taxes due as of closing will be paid at closing. If the Property has been the subject of special valuation and reduced tax assessments pursuant to the provisions of chapter 23, subchapter D, of the Texas Tax Code with respect to any period before the closing and additional taxes are assessed pursuant to section 23.55 thereof, the following will apply:

(1) If this sale or Buyer's use of the Property results in the assessment of additional taxes for periods before closing, Buyer will pay the additional taxes.

4. *Issuance of Title Policy.* Seller will cause Title Company to issue the Title Policy to Buyer as soon as practicable after closing.

5. *Conditions Precedent*. This contract and the closing are subject to and contingent upon the following conditions being satisfied at or prior to closing:

a. N/A
b. N/A

J. **Default and Remedies**

1. *Seller's Default; Remedies before Closing.* If Seller fails to perform any of its material obligations under this contract or if any of Seller's representations is not true and correct as of the Effective Date or on the Closing Date ("Seller's Default"), Buyer may elect one of the following as its remedy before Closing:

a. *Termination; Liquidated Damages.* Buyer may terminate this contract by giving notice to Seller on or before the Closing Date and Closing Time and have the Earnest Money, less $100.00 as described above, returned to Buyer. Unless Seller's Default relates to the untruth or incorrectness of Seller's representations for reasons not reasonably within Seller's control, if Seller's Default occurs after Buyer has incurred costs to investigate the Property after the Effective Date and Buyer terminates this contract in accordance with the previous sentence, Seller will also pay to Buyer as liquidated damages Buyer's actual out-of-pocket expenses incurred to investigate the Property after the Effective Date ("Buyer's Expenses") within ten (10) days after the Seller's receipt of an invoice from Buyer stating the amount of Buyer's Expenses accompanied by reasonable evidence of Buyer's Expenses.

b. *Specific Performance*. Unless Seller's Default relates to the untruth or incorrectness of Seller's representations for reasons not reasonably within Seller's control, Buyer may enforce specific performance of Seller's material obligations under this contract, but any such action must be initiated, if at all, within ninety (90) days after the breach or alleged

breach of this contract. If such action is not initiated within that period and this contract has not previously been terminated, Buyer will be deemed to have elected to terminate this contract as of the expiration of that period. If title to the Property is awarded to Buyer, the conveyance will be subject to the matters stated in the Title Commitment.

c. *Actual Damages*. If Seller conveys or encumbers any portion of the Property before Closing so that Buyer's ability to enforce specific performance of Seller's material obligations under this contract is precluded or impaired, Buyer will be entitled to seek recovery from Seller for the actual damages sustained by Buyer by reason of Seller's Default, including attorney's fees, expenses and court costs.

2. *Seller's Default; Remedies before Closing*. If Seller's representations are not true and correct at Closing due to circumstances reasonably within Seller's control and Buyer does not become aware of the untruth or incorrectness of such representations until after Closing, Buyer will have all the rights and remedies available at law or in equity. If Seller fails to perform any of its material obligations under this contract that survive Closing, Buyer will have all rights and remedies available at law or in equity unless otherwise provided by the Closing Documents.

3. *Buyer's Default; Remedies before Closing.* If Buyer fails to perform any of its material obligations under this contract ("Buyer's Default"), Seller may elect the following as its sole and exclusive remedy:

a. *Termination; Liquidated Damages.* Seller may terminate this contract by giving notice to Buyer on or before the Closing Date and Closing Time and have the Earnest Money paid to Seller. If Buyer's Default occurs after Seller has incurred costs to perform its material obligations under this contract and Seller terminates this contract in accordance with the previous sentence, Buyer will also reimburse Seller for Seller's actual out-of-pocket expenses incurred after the Effective Date to perform its material obligations under this contract ("Seller's Expenses") within ten (10) days after Buyer's receipt of an invoice from Seller stating the amount of Seller's Expenses accompanied by reasonable evidence of Seller's Expenses.

4. *Buyer's Default; Remedies after Closing.* If Buyer fails to perform any of its material obligations under this contract that survive Closing, Seller will have all rights and remedies at law or in equity unless otherwise provided by the Closing Documents.

K. **Miscellaneous Provisions**

1. *Notices.* Any notice required by or permitted under this contract must be in

writing. Any notice required by this contract will be deemed to be delivered (whether actually received or not) when deposited with the United States Postal Service, postage prepaid, certified mail, return receipt requested, and addressed to the intended recipient at the address shown in this contract. Notice may also be given by regular mail, personal delivery, courier delivery, facsimile transmission, electronic mail, or other commercially reasonable means and will be effective when actually received. Any address for notice may be changed by written notice delivered as provided herein. Copies of each notice must be given by one of these methods to the attorney of the party to whom notice is given.

2. *Entire Contract.* This contract, together with its exhibits, and any Closing Documents delivered at closing constitute the entire agreement of the parties concerning the sale of the Property by Seller to Buyer. There are no oral representations, warranties, agreements, or promises pertaining to the sale of the Property by Seller to Buyer not incorporated in writing in this contract.

3. *Amendment.* This contract may be amended only by an instrument in writing signed by the parties.

4. *Assignment.* Buyer may assign this contract and Buyer's rights under it only to an entity in which Buyer possesses, directly or indirectly, the power to direct or cause the direction of its management and policies, whether through the ownership of voting securities or otherwise, and any other assignment is void. No such assignment will relieve Buyer of its obligations under this contract, and Buyer and the assignee will be jointly and severally liable for the performance of such obligations after any such assignment. This contract binds, benefits, and may be enforced by the parties and their respective heirs, successors, and permitted assigns.

5. *Survival.* The obligations of this contract that cannot be performed before termination of this contract or before closing will survive termination of this contract or closing, and the legal doctrine of merger will not apply to these matters. If there is any conflict between the Closing Documents and this contract, the Closing Documents will control.

6. *Choice of Law; Venue; Alternative Dispute Resolution.* This contract will be construed under the laws of the state of Texas, without regard to choice-of-law rules of any jurisdiction. Venue is in the County for Performance, except as otherwise provided by applicable law. Time permitting, the parties will submit in good faith to an alternative dispute resolution process before filing a suit concerning this contract.

7. *Waiver of Default.* It is not a waiver of default if the nondefaulting party fails to declare immediately a default or delays taking any action with respect to the default.

8. *No Third-Party Beneficiaries.* There are no third-party beneficiaries of this contract.

9. *Severability.* The provisions of this contract are severable. If a court of competent jurisdiction finds that any provision of this contract is unenforceable, the remaining provisions will remain in effect without the unenforceable parts.

10. *Ambiguities Not to Be Construed against Party Who Drafted Contract.* The rule of construction that ambiguities in a document will be construed against the party who drafted it will not be applied in interpreting this contract.

11. *No Special Relationship.* The parties' relationship is an ordinary commercial relationship, and they do not intend to create the relationship of principal and agent, partnership, joint venture, or any other special relationship.

12. *Counterparts.* If this contract is executed in multiple counterparts, all counterparts taken together will constitute this contract.

13. The sale and this contact are subject to the approval of the Mansfield City Council. Failure of the Mansfield City Council's approval of this contract shall result in the immediate release of any and all obligations by Buyer to perform under this contract along with the return of Earnest Money to Buyer.

14. *Waiver of Consumer Rights.* BUYER WAIVES ITS RIGHTS UNDER THE TEXAS DECEPTIVE TRADE PRACTICES-CONSUMER PROTECTION ACT, SECTION 17.41 *ET SEQ.* OF THE TEXAS BUSINESS AND COMMERCE CODE, A LAW THAT GIVES CONSUMERS SPECIAL RIGHTS AND PROTECTIONS. AFTER CONSULTATION WITH AN ATTORNEY OF ITS OWN SELECTION, BUYER VOLUNTARILY CONSENTS TO THIS WAIVER.

[Signature Page Follows]

Seller

_____

By:_____
Name:
Title:
Date:

Buyer
CITY OF MANSFIELD

By:_____
Name:
Title:
Date:

Title Company acknowledges receipt of Earnest Money in the amount of $2,500.00 and a copy of this contract executed by both Buyer and Seller.

_____

By:_____
Name:
Title:
Date:

Exhibit A

[Survey Exhibit with Metes and Bounds Description to be added prior to closing.]

TAX ID: 04131487
ROBERTSON, JOHN SURVEY ABSTRACT 1317 TRACT 2B03 & A 421 TR1C/ COUNTY BOUNDARY SPLIT

TAX ID: 126-1128-08010
ABST 1128 TR 1 J ROBERTSON TARRANT CO LAND SPLIT



Exhibit B

Environmental Matters

AFTER CLOSING, AS BETWEEN BUYER AND SELLER, THE RISK OF LIABILITY OR EXPENSE FOR ENVIRONMENTAL PROBLEMS, EVEN IF ARISING FROM EVENTS BEFORE CLOSING, WILL BE THE SOLE RESPONSIBILITY OF BUYER, REGARDLESS OF WHETHER THE ENVIRONMENTAL PROBLEMS WERE KNOWN OR UNKNOWN AT CLOSING. ONCE CLOSING HAS OCCURRED, BUYER RELEASES SELLER FROM ANY LIABILITY FOR ENVIRONMENTAL PROBLEMS AFFECTING THE PROPERTY, INCLUDING LIABILITY UNDER THE COMPREHENSIVE ENVIRONMENTAL RESPONSE, COMPENSATION, AND LIABILITY ACT (CERCLA), THE RESOURCE CONSERVATION AND RECOVERY ACT (RCRA), THE TEXAS SOLID WASTE DISPOSAL ACT, OR THE TEXAS WATER CODE. BUYER RELEASES SELLER FROM ANY LIABILITY FOR ENVIRONMENTAL PROBLEMS AFFECTING THE PROPERTY ARISING AS THE RESULT OF THEORIES OF PRODUCTS LIABILITY AND STRICT LIABILITY, OR UNDER NEW LAWS OR CHANGES TO EXISTING LAWS ENACTED AFTER THE EFFECTIVE DATE THAT WOULD OTHERWISE IMPOSE ON SELLERS IN THIS TYPE OF TRANSACTION NEW LIABILITIES FOR ENVIRONMENTAL PROBLEMS AFFECTING THE PROPERTY.

NOTWITHSTANDING THE AFOREMENTIONED AND ANY OTHER LANGUAGE TO THE CONTRARY, SELLER WILL REMAIN SOLELY RESPONSIBLE FOR ANY AND ALL ENVIRONMENTAL PROBLEMS FOR WHICH THE SELLER KNEW OR SHOULD HAVE KNOWN OF, IF SUCH ENVIRONMENTAL PROBLEMS FORM THE BASIS OF LIABILITY OR REMEDIAL ACTIONS NECESSARY ON THE PROPERTY.

Exhibit C

Covenants and Restrictions

Buyer agrees to abide by the covenants and restrictions applying to this property which are of record in the County Clerk's Office, Tarrant County, Texas, subject to any written and authorized variances that it may receive.

City of Mansfield
Staff Report

Item ID: 26-1942

Agenda Date: February 23, 2026

Title
26-1942: Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Approving the City's Political Activities on City Property Policy; Finding that the Meeting at Which This Resolution is Passed is Open to the Public as Required by Law; and Declaring an Effective Date

Description/History
City staff has recommended that the City adopt policies and procedures that would prohibit political campaign events or fundraisers advocating for a specific political candidate, ballot proposal, or other political cause in all fee-based City rental facilities in order to comply with Texas Election Code 255.003 and other applicable state law. The City would still maintain traditional public forums (i.e. sidewalks and public parks) open to all forms of speech protected under the First Amendment. Staff has determined that the following Political Activities on City Property Policy, including its Nonpartisan Civic Discussion and Affidavit Form, are reasonable time, place, and manner restrictions regarding the use of certain city-owned property for political campaign events or fundraisers for a specific candidate, ballot proposal, or other political cause.

Strategic Initiative
N/A

Recommendation
Staff recommends approval of the policy and attachments.

Funding Source
N/A

Prepared By
Victor Flores, City Attorney -

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS, APPROVING THE CITY'S POLITICAL ACTIVITIES ON CITY PROPERTY POLICY; FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; AND DECLARING AN EFFECTIVE DATE

WHEREAS, the City proposes to prohibit political campaign events or fundraisers advocating for a specific political candidate, ballot proposal, or other political cause in all fee-based City rental facilities in order to comply with Texas Election Code 255.003 and other applicable state law; and,

WHEREAS, the City shall still maintain traditional public forums (i.e. sidewalks and public parks) open to all forms of speech protected under the First Amendment; and,

WHEREAS, City staff has determined that the following Political Activities on City Property Policy, including its Nonpartisan Civic Discussion and Affidavit Form, are reasonable time, place, and manner restrictions regarding the use of certain city-owned property for political campaign events or fundraisers for a specific candidate, ballot proposal, or other political cause; and,

WHEREAS, the City Council of the City of Mansfield, Texas, finds it to be in the public interest to approve the recommendation of City staff.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS, THAT:

SECTION 1.

The findings and recitations set out in the preamble are found to be true and correct and are hereby adopted by the City Council and made part hereof for all purposes.

SECTION 2.

The attached Political Activities on City Property Policy, including its Nonpartisan Civic Discussion and Affidavit Form, is hereby approved and adopted. Any requests to use city-owned property for political campaign events or fundraisers for a specific candidate, ballot proposal, or other political cause shall comply with the same.

SECTION 3.

It is hereby officially found and determined that the meeting at which this Resolution is passed is open to the public as required by law, and the public notice of the time, place, and purpose of said meeting was given as required.

SECTION 4.

This Resolution shall be effective immediately upon adoption.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MANSFIELD, THIS 23RD DAY OF FEBRUARY, 2026.

_____
Michael Evans, Mayor

ATTEST:

_____
Susana Marin, City Secretary

CITY OF MANSFIELD'S
POLITICAL ACTIVITIES ON CITY PROPERTY POLICY

The City of Mansfield (the "City") encourages the free exchange of speech and will protect freedom of speech. However, the City maintains the right to impose reasonable time, place, and manner restrictions regarding use of certain city-owned property for political campaign events or fundraisers advocating for a specific political candidate, ballot proposal, or other political cause.

General Policy: Political campaign events or fundraisers advocating for a specific political candidate, ballot proposal, or other political cause are prohibited in all fee-based City rental facilities.

Permitted Uses: Except as and where specifically prohibited under the General Policy, the following uses are permitted:

1. **Public Open Forum**: Residents and visitors may use a city facility or property that is an open public forum (i.e. sidewalks or public parks) for political campaign events and other political causes. However, all events in public parks must still comply with other city rules and ordinances, including any necessary applications or fees (if any), depending on the size of the event and use of stages, tents, amplification equipment, or security.

2. **Nonpartisan Civic Discussions**: Individuals and/or organizations may submit a written request to the Mansfield Parks and Recreation Department to use the Mansfield Activity Center to host "Nonpartisan Civic Discussions." Each request shall be in compliance with the Nonpartisan Civic Discussion Request and Affidavit Form, attached hereto as Exhibit A. Only fully completed and executed Nonpartisan Civic Discussion Request and Affidavit Forms shall be accepted. In all cases, approval of such requests shall be subject to availability and may be limited based on the City's prior commitments.

   Under this policy, ***Nonpartisan Civic Discussions shall mean*** a forum wherein all viable candidates for a specific office or any representatives for ballot proposals/political causes are invited and/or allowed equal opportunities to participate. Any approved Nonpartisan Civic Discussions shall comply with the following:
   - No media, press, or other recordings are to be made outside of the rented space;
   - Applicants or their agents may not display any City logos on any paper, video, or other electronic media related to the rented space or event; and
   - All event program and marketing materials related to the event shall include the following statement: "The City of Mansfield does not advocate, endorse, or in any way take any position related to the event or meeting."

DRAFT

Failure to comply with any of the Nonpartisan Civic Discussion requirements constitutes a violation of this policy and shall be grounds for automatic revocation of the permitted use.

DRAFT

EXHIBIT "A"
NONPARTISAN CIVIC DISCUSSION REQUEST AND AFFIDAVIT FORM

1. **Title of Event:** _____
2. **Date(s) of the Event:** _____ **Start Time:** _____ **End Time:**_____
3. **Title of the Event:** _____
4. **Event Location:** Mansfield Activity Center
5. **Organization Hosting the Event:** _____
6. **Contact Person:** _____

   Phone #:_____

   Email: _____
7. **Topics that will be discussed:**

_____

_____

_____

8. **List Speakers that will be invited to this Event, including which topics they will be speaking about:**

_____

_____

_____

_____

9. **Please attach drafts of proposed marketing materials for the event.**
10. **Read and execute the Affidavit included below.**

DRAFT

STATE OF TEXAS §
§
COUNTY OF _____ §

AFFIDAVIT CONFIRMING NONPARTISAN CIVIC DISCUSSION REQUEST

_____ ("Affiant") who is a member of the _____ ("Organization") appeared before me today and stated under oath:

"My name is _____. I am above the age of eighteen years, and competent to make this affidavit. The facts stated in this affidavit are within my personal knowledge and are true and correct. I have read and completed the City of Mansfield's Political Activities on City Property Policy and Nonpartisan Civic Discussion and Affidavit Form.

1. The Organization or its agents will not display any City logos on any paper, video, or other electronic media related to the event.
2. All program and marketing materials related to the event shall include the following statement: "The City of Mansfield does not advocate, endorse, or in any way take any position related to the event, associated candidates, or related discussion topics presented by other speakers.
3. All viable candidates for any related elected office or representatives for ballot proposals/political causes have been contacted and informed of the event and will be allowed equal opportunities to participate.
4. No media, press, or other recordings are to be made outside of the rented space.
5. Failure to comply with any of the Nonpartisan Civic Discussion requirements constitutes a violation of the City's policy and shall be grounds for automatic revocation of the permitted use."

SIGNED under oath before me on this _____ day of _____, 2026.

_____
Notary Public, State of Texas

DRAFT

City of Mansfield
Staff Report

Item ID: 26-1943

Agenda Date: February 23, 2026

Title
26-1943: Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Approving the City's Employee Speaker Policy; Finding that the Meeting at Which This Resolution is Passed is Open to the Public as Required by Law; and Declaring an Effective Date

Description/History
The City of Mansfield desires to communicate publicly available information in all forums in a manner that complies with the Mansfield Home Rule Charter, City Code of Ordinances, and the Texas Election Code. Currently, the City does not have any policy or procedures to guide staff in responding to public speaking requests for public or political events. The proposed policy and Employee Speaker Request and Affidavit Form would limit such communications to those based on factual information that could be requested by the general public through a Public Information Request in a manner that does not endorse any specific candidate or require that the speaker request that attendees participate in any fundraising activities for any candidate. All requests shall be submitted to the City Manager's Office at least two (2) weeks before marketing of the proposed event is made public. Each request shall be in compliance with the Employee Speaker Request and Affidavit Form. Only fully completed and executed Employee Speaker Request and Affidavit Forms shall be considered for approval. In all cases, approval of such requests shall be subject to the staff's availability and may be limited based on the City's prior commitments. The City Manager's Office has the sole discretion to approve, deny, or provide a reasonable alternative for such requests.

Strategic Initiative
N/A

Recommendation
Staff recommends approval of the Policy and Employee Speaker Request and Affidavit Form.

Funding Source
N/A

Prepared By
Victor Flores, City Attorney -

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS, APPROVING THE CITY'S EMPLOYEE SPEAKER POLICY; FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; AND DECLARING AN EFFECTIVE DATE

WHEREAS, the City desires to communicate publicly available information in all forums in a manner that complies with the Mansfield Home Rule Charter, City Code of Ordinances, and the Texas Election Code; and,

WHEREAS, the City desires to establish an Employee Speaking Policy that would permit city employees to provide communications that are based on factual information that could be requested by the general public through a Public Information Request in a manner that does not endorse any specific candidate or request that attendees participate in any fundraising activities for any candidate.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS, THAT:

SECTION 1.

The findings and recitations set out in the preamble are found to be true and correct and are hereby adopted by the City Council and made part hereof for all purposes.

SECTION 2.

The attached Employee Speaker Policy, including its Employee Speaker Request and Affidavit Form, is hereby approved and adopted. Any requests for city employees to speak at public or political events shall comply with said policy. The same shall be submitted to the City Manager for his approval, denial, or reasonable alternative for such requests.

SECTION 3.

It is hereby officially found and determined that the meeting at which this Resolution is passed is open to the public as required by law, and the public notice of the time, place, and purpose of said meeting was given as required.

SECTION 4.

This Resolution shall be effective immediately upon adoption.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MANSFIELD, THIS 23RD DAY OF FEBRUARY, 2026.

_____

Michael Evans, Mayor

ATTEST:

_____

Susana Marin, City Secretary

CITY OF MANSFIELD'S
EMPLOYEE SPEAKER POLICY

A city employee shall not use city facilities, personnel, equipment, or supplies for private purposes, including political purposes, except to the extent that those city resources are available to the public.

General Policy: City employees, including the City Manager, City Secretary, and City Attorney, shall not engage in any political activity while in uniform or on active duty, as prescribed under Section 12.03 of the City's Home Rule Charter. Further, City employees shall not authorize the use of public funds for political advertising as restricted under Tex. Elections Code 255.003.

Permitted Activity: This policy shall not be construed to prohibit city employees from participating in certain speaking events on behalf of the City of Mansfield that communicate publicly available information. As permitted under the City's Charter and Code of Ordinances and the Texas Election Code, City employees are permitted to speak on behalf of the City of Mansfield while in uniform or active duty under the following conditions:

1. Communications must be based on factual information that could be requested by the general public through a Public Information Request; and

2. Communications must not endorse a specific candidate or request that attendees participate in any fundraising activities for any candidate.

Requests for City Employees to Speak at Public or Political Events: Requests for City employees to speak at public or political events on behalf of the City of Mansfield shall be submitted to the City Manager's Office at least two (2) weeks before marketing of the proposed event is made public. Each request shall be in compliance with the Employee Speaker Request and Affidavit Form, attached hereto as Exhibit A. Only fully completed and executed Employee Speaker Request and Affidavit Forms shall be considered for approval. In all cases, approval of such requests shall be subject to the staff's availability and may be limited based on the City's prior commitments. The City Manager's Office has the sole discretion to approve, deny, or provide a reasonable alternative for such requests.

DRAFT

EXHIBIT "A"
EMPLOYEE SPEAKER REQUEST AND AFFIDAVIT FORM

1. **Requested Speaker's Name:** _____
2. **Alternate Speaker, if Primary Speaker is unavailable:** _____
3. **Date(s) of the Event:** _____ **Start Time:** _____ **End Time:**_____
4. **Title of the Event:** _____
5. **Event Location:** _____
6. **Organization Hosting the Event:** _____
7. **Contact Person:** _____

   Phone #:_____

   Email: _____
8. **Type of Presentation:**

   ___ Informational Q/A Format

   ___ Keynote

   ___ Panel Discussion
9. **Preferred Length of Speech:** _____
10. **Topics that the Speaker will be discussing:**

_____

_____

_____

11. **List Additional Speakers that will be invited to this Event:**

_____

_____

12. **Please attach drafts of proposed marketing materials for the event.**
13. **Read and execute the Affidavit included below.**

DRAFT

STATE OF TEXAS §
§
COUNTY OF _____ §

AFFIDAVIT CONFIRMING EMPLOYEE SPEAKER REQUEST

_____ ("Affiant") who is a member of the _____ ("Organization") appeared before me today and stated under oath:

"My name is _____. I am above the age of eighteen years, and competent to make this affidavit. The facts stated in this affidavit are within my personal knowledge and are true and correct.

1. I have read and completed the City of Mansfield's Employee Speaker Policy and Employee Speaker Request and Affidavit Form.
2. The Organization or its agents will not display any City logos on any paper, video, or other electronic media related to the event.
3. All program and marketing materials related to the event shall include the following statement: "The City of Mansfield does not advocate, endorse, or in any way take any position related to the event, associated candidates, or related discussion topics presented by other speakers.
4. I understand and agree that the Speaker's communications shall be based on factual information that could be requested by the general public through a Public Information Request.
5. The Speaker shall not be asked to endorse a specific candidate or request that attendees participate in any fundraising activities for any candidate."

SIGNED under oath before me on this _____ day of _____, 2026.

_____
Notary Public, State of Texas

DRAFT

City of Mansfield
Staff Report

Item ID: 26-1857

Agenda Date: February 23, 2026

Title
26-1857: Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Authorizing the City Manager, or Designee, to Execute a Contract with Oncor Electric Delivery to Relocate Existing Utility Lines Along East and West Broad Street; Finding That the Meeting at Which This Resolution is Passed is Open to the Public as Required by Law; And Declaring an Effective Date

Description/History
At the February 9, 2026 City Council Meeting, City Council approved a design contract with Stantec Services for the Main and Broad intersection and roadway project. This project advances the long-term vision for Historic Downtown Mansfield, which includes wider sidewalks, enhanced pedestrian crossings, traffic-calming features, and expanded street tree plantings to improve walkability and support continued private investment.

A key component of the ultimate roadway improvements is the burial of overhead utility lines, which will enhance aesthetics, support streetscape improvements, and allow buildings and street trees to be placed in their intended permanent locations.

To maintain progress on both the planned public infrastructure and adjacent private development, temporary relocation of the existing Oncor overhead utility lines between Pond Branch and South 1st Avenue is necessary. These interim steps allow ongoing projects to proceed in alignment with the ultimate roadway design while preserving the City's ability to complete the planned underground utility and streetscape improvements in a future construction phase.

Strategic Initiative
Focus on the Future

Recommendation
Approve Resolution

Funding Source
General Fund, TIRZ #2

Prepared By
Casey Lewis, Executive Project Manager/Broker - (817) 276-4201

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS, AUTHORIZING THE CITY MANAGER, OR DESIGNEE, TO EXECUTE A CONTRACT WITH ONCOR ELECTRIC DELIVERY TO RELOCATE EXISTING UTILITY LINES ALONG EAST AND WEST BROAD STREET; FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; AND DECLARING AN EFFECTIVE DATE (TIRZ #2, GENERAL FUND)

WHEREAS, the City of Mansfield (City) is a home rule municipality operating under and governed by the laws and Constitution of the State of Texas; and,

WHEREAS, the City approved Resolution No. RE-4506-26 on February 9, 2026, authorizing the design and construction administration for the Main and Broad roadway project with Stantec Consulting Services; and,

WHEREAS, the City has determined a conceptual cross-section for this intersection, which includes the burial of overhead power lines in Historic Downtown Mansfield to enhance walkability and allow street trees to be planted; and,

WHEREAS, on October 23, 2023, the City entered into a Chapter 380 Agreement with Nack Development to construct a mixed-use project at the southwest corner of Main and Broad St; and,

WHEREAS, existing overhead utilities are located on East and West Broad Street and need to be relocated immediately to continue development while the final road project completes design; and,

WHEREAS, funding for this contract is available from the TIRZ# 2 and the General Fund.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS, THAT:

SECTION 1.

The findings and recitations set out in the preamble are found to be true and correct and are hereby adopted by the City Council and made a part hereof for all purposes.

SECTION 2.

The City Manager, or his designee, is hereby authorized to approve and execute the contract with Oncor Electric Delivery Services for the relocation of overhead utilities on East and West Broad Street in an amount not to exceed $197,824.28, and is further authorized to accept and approve such contract amendments as the City Manager deems reasonable, necessary, and in the public interest in compliance with this Resolution, applicable law, and City policy.

SECTION 3.

The City Council hereby delegates its authority under Texas Government Code Chapter 2269 to the City Manager, designates the City Manager as its designated representative for purposes related to this Project, and authorizes the City Manager and his designee(s) to take all actions necessary to accomplish the purposes and implementation of this Resolution.

SECTION 4.

It is hereby officially found and determined that the meeting at which this Resolution is passed is open to the public as required by law and the public notice of the time, place, and purpose of said meeting was given as required.

SECTION 5.

This Resolution shall be effective from and after its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MANSFIELD THIS 23RD DAY OF FEBRUARY, 2026.

_____
Michael Evans, Mayor

ATTEST:

_____
Susana Marin, City Secretary

6.3 Agreements and Forms
Applicable: Entire Certified Service Area
Effective Date: September 21, 2009

WR #: 28113722

Transaction ID: 17113

This Discretionary Service Agreement ("Agreement") is made and entered into this 16 day of February, 2026, by Oncor Electric Delivery Company LLC ("Oncor Electric Delivery Company" or "Company"), a Delaware limited liability company and distribution utility, and City of Mansfield ("Customer"), a municipality, each hereinafter sometimes referred to individually as "Party" or both referred to collectively as the "Parties". In consideration of the mutual covenants set forth herein, the Parties agree as follows:

1. **Discretionary Services to be Provided** -- Company agrees to provide, and Customer agrees to pay for, the following discretionary services in accordance with this Agreement.

City of Mansfield Developer is constructing a new development at the intersection of Broad St and Main St, Mansfield, TX. This will put Oncor OH facilities in direct conflict. In order to remove these conflicts Oncor will remove 11 wood poles, install 14 variously sized wood poles, remove and install 4/0 AAC, 795 AAC, 2 AAAC overhead primary/secondary. The cost for the relocations will be paid by customer on Transaction ID 17113 in the amount of $ 197,824.2800

2. **Nature of Service and Company's Retail Delivery Service Tariff** -- Any discretionary services covered by this Agreement will be provided by Company, and accepted by Customer, in accordance with applicable Public Utility Commission of Texas ("PUCT") Substantive Rules and Company's Tariff for Retail Delivery Service (including the Service Regulations contained therein), as it may from time to time be fixed and approved by the PUCT ("Company's Retail Delivery Tariff"). During the term of this Agreement, Company is entitled to discontinue service, interrupt service, or refuse service initiation requests under this Agreement in accordance with applicable PUCT Substantive Rules and Company's Retail Delivery Tariff. Company's Retail Delivery Tariff is part of this Agreement to the same extent as if fully set out herein. Unless otherwise expressly stated in this Agreement, the terms used herein have the meanings ascribed thereto in Company's Retail Delivery Tariff.

3. **Discretionary Service Charges** -- Charges for any discretionary services covered by this Agreement are determined in accordance with Company's Retail Delivery Tariff. Company and Customer agree to comply with PUCT or court orders concerning discretionary service charges.

4. **Term and Termination** -- This Agreement becomes effective upon acceptance by Customer and continues in effect until completion of project. Termination of this Agreement does not relieve Company or Customer of any obligation accrued or accruing prior to termination.

5. **No Other Obligations** -- This Agreement does not obligate Company to provide, or entitle Customer to receive, any service not expressly provided for herein. Customer is responsible for making the arrangements necessary for it to receive any further services that it may desire from Company or any third party.

6. **Governing Law and Regulatory Authority** -- This Agreement was executed in the State of Texas and must in all respects be governed by, interpreted, construed, and enforced in accordance with the laws thereof. This Agreement is subject to all valid, applicable federal, state, and local laws, ordinances, and rules and regulations of duly constituted regulatory authorities having jurisdiction.

7. **Amendment** -- This Agreement may be amended only upon mutual agreement of the Parties, which amendment will not be effective until reduced to writing and executed by the Parties. But changes to applicable PUCT Substantive Rules and Company's Retail Delivery Tariff are applicable to this Agreement upon their effective date and do not require an amendment of this Agreement.

8. **Entirety of Agreement and Prior Agreements Superseded** -- This Agreement, including all attached Exhibits, which are expressly made a part hereof for all purposes, constitutes the entire agreement and understanding between the Parties with regard to the service(s) expressly provided for in this Agreement. The Parties are not bound by or liable for any statement, representation, promise, inducement, understanding, or undertaking of any kind or nature (whether written or oral) with regard to the subject matter hereof not set forth or provided for herein. This Agreement replaces all prior agreements and undertakings, oral or written, between the Parties with regard to the subject matter hereof, including without limitation N/A, and all such agreements and undertakings are agreed by the Parties to no longer be of any force or effect. It is expressly acknowledged that the Parties may have other agreements covering other services not expressly provided for herein, which agreements are unaffected by this Agreement.

9. **Notices** -- Notices given under this Agreement are deemed to have been duly delivered if hand delivered or sent by United States certified mail, return receipt requested, postage prepaid, to:

(a) If to Company:

Oncor Electric Delivery
777 Main St, Suite 707
Fort Worth, TX 76102

(b) If to Customer:

City of Mansfield
1200 East Broad St, Mansfield TX 76063

The above-listed names, titles, and addresses of either Party may be changed by written notification to the other.

10. **Invoicing and Payment** – Invoices for any discretionary services covered by this Agreement will be mailed by Company to the following address (or such other address directed in writing by Customer), unless Customer is capable of receiving electronic invoicing from Company, in which case Company is entitled to transmit electronic invoices to Customer.

City of Mansfield
1200 East Broad St, Mansfield TX 76063

If Company transmits electronic invoices to Customer, Customer must make payment to Company by electronic funds transfer. Electronic invoicing and payment by electronic funds transfer will be conducted in accordance with Company's standard procedures. Company must receive payment by the due date specified on the invoice. If payment is not received by the Company by the due date shown on the invoice, a late fee will be calculated and added to the unpaid balance until the entire invoice is paid. The late fee will be 5% of the unpaid balance per invoice period.

11. **No Waiver** -- The failure of a Party to this Agreement to insist, on any occasion, upon strict performance of any provision of this Agreement will not be considered to waive the obligations, rights, or duties imposed upon the Parties.

12. **Taxes** -- All present or future federal, state, municipal, or other lawful taxes (other than federal income taxes) applicable by reason of any service performed by Company, or any compensation paid to Company, hereunder must be paid by Customer.

13. **Headings** -- The descriptive headings of the various articles and sections of this Agreement have been inserted for convenience of reference only and are to be afforded no significance in the interpretation or construction of this Agreement.

14. **Multiple Counterparts** - - This Agreement may be executed in two or more counterparts, each of which is deemed an original but all constitute one and the same instrument.

15. **Other Terms and Conditions** –
(i) Customer has disclosed to Company all underground facilities owned by Customer or any other party that is not a public utility or governmental entity, that are located within real property owned by Customer. In the event that Customer has failed to do so, or in the event of the existence of such facilities of which Customer has no knowledge, Company, its agents and contractors, shall have no liability, of any nature whatsoever, to Customer, or Customer's agents or assignees, for any actual or consequential damages resulting from damage to such undisclosed or unknown facilities.
(ii)

The estimated cost provided for in this agreement is valid for 30 days. If this agreement has not been executed by both parties by 3/19/2026 or if Customer requests Company's performance of Discretionary Services to begin after 3/19/2026, Company reserves the right to void this Agreement and submit an updated Discretionary Service Agreement with recalculated cost for the Discretionary Services to be provided.

IN WITNESS WHEREOF, the Parties have caused this Agreement to be signee by their respective duly authorized representatives.

Oncor Electric Delivery Company LLC	City of Mansfield
Signed by: Lauren Taylor	
Signature 22DA67C9B4B1426...	Signature
Lauren Taylor	
Printed Name	Printed Name
Engineer	
Title	Title
02/16/2026 | 5:56:22 PM CST	
Date	Date

City of Mansfield
Staff Report

Item ID: 26-1913

Agenda Date: February 23, 2026

Title
26-1913: Minutes - Approval of the February 5, 2026 Joint City Council Meeting with the Planning and Zoning Commission, Mansfield Economic Development Corporation, and Mansfield Park Facilities Development Corporation Minutes

Description/History
The minutes of the February 5, 2026 Joint City Council Meeting with the Planning and Zoning Commission, Mansfield Economic Development Corporation, and Mansfield Park Facilities Development Corporation are in DRAFT form and will not become effective until approved by the Council at this meeting.

Strategic Initiative
N/A

Recommendation
Approval of the minutes by the Council.

Funding Source
N/A

Prepared By
Susana Marin, City Secretary - (817) 276-4203

City Council - Special Meeting Minutes
February 5, 2026 - 5:30 PM
Draft
The Grandview at Sellmark
2201 Heritage Parkway, Suite 107, Mansfield, TX 76063

JOINT MEETING WITH THE PLANNING AND ZONING COMMISSION, MANSFIELD ECONOMIC DEVELOPMENT CORPORATION, AND MANSFIELD PARK FACILITIES DEVELOPMENT CORPORATION

1. CALL MEETING TO ORDER

Mayor Evans called the meeting to order at 5:30 p.m.

Present: Michael Evans, Larry Broseh, Tamera Bounds, Brent Newsom, Juan Fresquez, Todd Simmons
Absent: Todd Tonore

2. INVOCATION

Council Member Bounds gave the Invocation.

3. PLEDGE OF ALLEGIANCE

Council Member Simmons led the Pledge of Allegiance.

4. TEXAS PLEDGE

Council Member Fresquez led the Texas Pledge.

5. CITIZEN COMMENTS

Citizens wishing to address the Council on agenda items and items not on the agenda may do so at this time. Due to regulations of the Texas Open Meetings Act, please do not expect a response from the Council as they are not able to do so. THIS WILL BE YOUR ONLY OPPORTUNITY TO SPEAK. All comments are limited to five (5) minutes. In order to be recognized during Citizen Comments, please complete a comment card located at the entrance of the room. Please present the card to the City Secretary by 5:20 p.m., ten minutes before the start of the 5:30 p.m. meeting.

Joan Cain, 1942 Newt Patterson Road - Ms. Cain complimented the City Council, Mansfield Park Facilities Development Corporation, and city staff on the inclusive updates made to Katherine Rose Memorial Park. Ms. Cain also remarked on the Enabling Movement Foundation she confounded and their desire to assist in future endeavors to support further inclusivity.

Kevin Robedee, 1209 Rosa Lane - Dr. Robedee spoke on the infrastructure and traffic surrounding the new Costco development.

6. OPENING REMARKS

City Manager Joe Smolinski made opening remarks and spoke on the meeting's agenda, the City's updated vision and mission statements, and recognized Jason Moore, Executive Director of Economic Development, for his service to the City.

7. MAYOR AND COUNCIL DISCUSSION OF COLLECTIVE VISION FOR BOARDS AND COMMISSIONS

There was no discussion.

8. SPOTLIGHT ON PLANNING AND ZONING COMMISSION

Presentation from Urban3 Regarding Fiscal Sustainability and Land Use Planning

Joe Minicozzi, founder and principal of Urban3, gave the presentation. Mr. Minicozzi spoke on land production, taxable values, tax systems, the general fund budget, and the findings of a case study of the City of Mansfield including market value per acre and productivity. He touched on spatializing tax breaks, land use types including residential, commercial, and mixed use, scale and use comparison, land value per acre, land use, sales tax analysis, annexation history, fiscal audit analysis, and return on investment. Mr. Minicozzi provided numerous comparison examples with different cities in the DFW metroplex, spoke on main takeaways, and answered questions.

Presentation and Discussion Regarding the Active Transportation and Safety Plan

Monica Lucia, Transportation Planning Associate at Kimley-Horn, presented the Active Transportation and Safety Plan. She spoke on the project timeline, community engagement, draft plan structure, pedestrian system master plan, bicycle system master plan, bicycle and pedestrian priority focus areas selection, high injury network, road safety audit corridors, ADA transition plan, city owned facility review - sidewalk corridors, project prioritization, and action matrix structure. Ms. Lucia touched on the next steps and answered questions.

Presentation and Discussion Regarding the Mansfield 2040 Comprehensive Plan

Clayton Comstock, Executive Director of Planning and Development, spoke on the Mansfield 2040 public dashboard, development process improvements, Tyler Enterprise Permitting and Licensing implementation, the Development Review Committee Process Sub-Committee work-to-date, core process direction, and upcoming code updates and projects.

Mayor Evans recessed the meeting into a break at 7:08 p.m. and reconvened the meeting at 7:16 p.m.

9. SPOTLIGHT ON MANSFIELD ECONOMIC DEVELOPMENT CORPORATION

Presentation and Discussion Regarding the Strategic Plan

Jason Moore, Assistant Director of Economic Development Rachel Bagley, Business Retention and Expansion Manager Natalie Phelps, and Economic Development Specialist II Alexis Orosco spoke on the Mansfield Economic Development Corporation strategy and goals. They touched on growing targeted industries, revitalizing historic downtown, expanding tourism and amenities, supporting small businesses and entrepreneurship, and investing in infrastructure and development capacity.

Presentation Regarding Current Projects

Jason spoke on the Staybolt Street development, Rachel spoke on communications, the Economic Development Corporation website, the Linq, and Historic Downtown, Natalie spoke

on business expansion and retention strategies, and Alexis spoke on economic development data analytics. Jason next spoke on MEDC focus areas for the next year and answered questions.

10. SPOTLIGHT ON MANSFIELD PARK FACILITIES DEVELOPMENT CORPORATION

Presentation and Discussion Regarding the Master Plan

Matt Young, Executive Director of Community Services, spoke on the Master Plan five-year update which included key outcomes, improving park distribution throughout the City, the trail master plan, action items, projects, the park impact report, the economic impact of parks, park usage trends, and community bonds.

Presentation Regarding Current Projects

Matt spoke on capital projects recently completed including Katherine Rose Memorial Park, Mans Best Field Dog Park, and Moody Park. He next spoke on capital projects currently under construction including playground shade structures, the Man House Museum kitchen, Walnut Creek Linear Trail 3B, and Julian Feild Park. Finally, Matt spoke on upcoming capital projects, including Julian Feild Park Phase 2, Rose Park Phase 2, Robert and Ann Smith Park, Walnut Creek Linear Trail Phase 4, Forest Brook Linear Trail, and Geyer Commons.

11. CLOSING REMARKS

Joe Smolinski gave closing remarks.

12. ADJOURN

A motion was made by Council Member Newsom to adjourn the meeting at 8:12 p.m. Seconded by Council Member Fresquez. The motion PASSED by the following vote:

Aye: 6	Michael Evans, Larry Broseh, Tamera Bounds, Brent Newsom, Juan Fresquez, Todd Simmons
Nay: 0	None
Abstain: 0	None

_____ Michael Evans, Mayor

ATTEST:

_____ Susana Marin, City Secretary

City of Mansfield
Staff Report

Item ID: 26-1914

Agenda Date: February 23, 2026

Title
26-1914: Minutes - Approval of the February 9, 2026 Regular City Council Meeting Minutes

Description/History
The minutes of the February 9, 2026 Regular City Council Meeting are in DRAFT form and will not become effective until approved by the Council at this meeting.

Strategic Initiative
N/A

Recommendation
Approval of the minutes by the Council.

Funding Source
N/A

Prepared By
Susana Marin, City Secretary - (817) 276-4203

City Council - Regular Meeting Minutes
February 9, 2026 - 1:00 PM
Draft
Council Chambers
1200 E. Broad St., Mansfield, TX 76063

1. CALL MEETING TO ORDER

Mayor Evans called the meeting to order at 1:00 p.m.

Present: Michael Evans, Todd Tonore, Larry Broseh, Tamera Bounds, Brent Newsom, Juan Fresquez, Todd Simmons

2. WORK SESSION

Discussion Regarding the Feburay 9, 2026 Consent Agenda Items

James Rogge, Assistant Director of Public Works - Streets and Traffic, answered Council questions regarding agenda item 26-1802. Joe Smolinski, City Manager, answered Council questions regarding agenda item 26-1817.

3. RECESS INTO EXECUTIVE SESSION

Pursuant to Section 551.071, Texas Government Code, the Council reserves the right to convene in Executive Session(s), from time to time as deemed necessary during this meeting for any posted agenda item, to receive advice from its attorney as permitted by law.

In accordance with Texas Government Code, Chapter 551, Mayor Evans recessed the meeting into executive session at 1:04 p.m. Mayor Evans called the executive session to order in the Council Conference Room at 1:08 p.m. Mayor Evans recessed the executive session at 5:37 p.m.

A. Consultation with City Attorney to Seek Advice About Pending or Contemplated Litigation, a Settlement Offer, or on a Matter in Which the Duty of the City Attorney to the City's Governmental Body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas Clearly Conflicts with Chapter 551 of the Texas Government Code Pursuant to 551.071

i. Seek Advice of City Attorney Regarding the Implementation of Ordinance No. OR-2413-25

ii. Seek Advice of City Attorney Regarding the City's Parking Ordinances

iii. Seek Advice of City Attorney Regarding Contractual Negotiations

iv. Seek Advice of City Attorney Regarding Legal Issues Pertaining to Economic Development Projects Listed in Section 3.D of the Agenda

B. Discussion Regarding Possible Purchase, Exchange, Lease, or Value of Real Property Pursuant to Section 551.072

i. Land Acquisition for Future Development

ii. Land Acquisition #25-01

iii. Land Acquisition #25-23

C. Personnel Matters Pursuant to Section 551.074

i. City Manager Quarterly Update

ii. City Attorney Quarterly Update

iii. Board Appointments

D. Deliberation Regarding Commercial or Financial Information Received From or the Offer of a Financial or Other Incentive Made to a Business Prospect Seeking to Locate, Stay or Expand in or Near the Territory of the City and with which the City is Conducting Economic Development Negotiations Pursuant to Section 551.087

i. Economic Development Project #21-09

ii. Economic Development Project #21-33

iii. Economic Development Project #22-24

iv. Economic Development Project #26-01

4. 6:00 P.M. OR IMMEDIATELY FOLLOWING EXECUTIVE SESSION - RECONVENE INTO REGULAR BUSINESS SESSION

Mayor Evans reconvened the meeting into regular business session at 6:00 p.m.

5. INVOCATION

Brian McFadden, Executive Director of the Mansfield Mission Center, gave the Invocation.

6. PLEDGE OF ALLEGIANCE

Mayor Pro Tem Tonore led the Pledge of Allegiance.

7. TEXAS PLEDGE

Council Member Newsom led the Texas Pledge.

8. RECOGNITION

Fall 2025 Intern Class

Mayor Evans and the City Council recognized the Fall 2025 intern class. Intern Lita Cruz spoke on her internship experience.

9. CITIZEN COMMENTS

Citizens wishing to address the Council on non-public hearing agenda items and items not on the agenda may do so at this time. Due to regulations of the Texas Open Meetings Act, please do not expect a response from the Council as they are not able to do so. THIS WILL BE YOUR ONLY OPPORTUNITY TO SPEAK UNLESS YOU ARE SPEAKING ON A SCHEDULED PUBLIC HEARING ITEM. After the close of the citizen comments portion of the meeting, only comments related to public hearings will be heard. All comments are limited to five (5) minutes.

In order to be recognized during Citizen Comments or during a Public Hearing (applicants included), please complete a comment card located at the entrance of the Council Chambers. If you would like to speak on more than one Public Hearing item, please submit a separate card for each item. Please present the card(s) to the Deputy City Secretary by 5:50 p.m., ten minutes before the start of the 6:00 p.m. regular business session.

Robert Morris, 725 W Kimball Street - Mr. Morris spoke in opposition to agenda item 25-1738.

10. COUNCIL COMMENTS

Council Member Newsom wished Council Member Fresquez a Happy Birthday.

11. STAFF COMMENTS

A. City Manager or Authorized Representative

i. Current/Future Agenda Items

ii. City Manager Updates

iii. Departmental Updates

Ann Beck, Parks and Recreation Marketing and Communications Manager, spoke on the grand opening of Geyer Commons taking place Friday, February 27, 2026.

26-1816 Departmental Quarterly Reports Q1
Presenters: Bernadette McCranie, Director of Communications and Outreach
Attachments:
1. Mansfield Quarterly Q1 FY2026

Staff was available for questions.

12. TAKE ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION

A motion was made by Council Member Fresquez to authorize the City Manager, or his designee, to enter into an MOU related to the proposed development located on Broad and Pond as discussed in executive session.

Seconded by Council Member Bounds. The motion PASSED by the following vote:

Aye: 7	Michael Evans, Todd Tonore, Larry Broseh, Tamera Bounds, Brent Newsom, Juan Fresquez, Todd Simmons
Nay: 0	None

Abstain: 0 None

13. CONSENT AGENDA

26-1792: Resolution - A Resolution of the City of Mansfield, Texas Calling for a General Election to be held on May 2, 2026; Designating Polling Places; Establishing Election Precincts Within the City; Appointing an Election Judge and an Alternate Election Judge; Establishing Other Procedures for Conduct of the Election; Establishing a Date for Runoff Election, if Necessary; Finding That the Meeting at Which This Resolution is Passed is Open to the Public as Required by Law; And Declaring an Effective Date

Presenters: Susana Marin, City Secretary
Attachments:
1. Resolution

A motion was made by Council Member Simmons to approve the following resolution:

A RESOLUTION OF THE CITY OF MANSFIELD ("CITY"), TEXAS, CALLING FOR A GENERAL ELECTION TO BE HELD ON MAY 2, 2026; DESIGNATING POLLING PLACES; ESTABLISHING ELECTION PRECINCTS WITHIN THE CITY; APPOINTING AN ELECTION JUDGE AND AN ALTERNATE ELECTION JUDGE; ESTABLISHING OTHER PROCEDURES FOR CONDUCT OF THE ELECTION; ESTABLISHING A DATE FOR RUNOFF ELECTION, IF NECESSARY; FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; AND DECLARING AN EFFECTIVE DATE

(Resolution in its entirety located in the City Secretary's Office)

Seconded by Council Member Broseh. The motion PASSED by the following vote:

Aye: 7	Michael Evans, Todd Tonore, Larry Broseh, Tamera Bounds, Brent Newsom, Juan Fresquez, Todd Simmons
Nay: 0	None
Abstain: 0	None

Resolution Number: RE-4495-26

26-1798: Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Approving a Professional Services Contract Between the City of Mansfield, Texas and Halff Associates, Inc. in an Amount Not to Exceed $818,077.70 for Design and Survey of the US 287 Southbound Entrance Ramp at Walnut Creek Drive; Finding that the Meeting at Which his Resolution is Passed is Open to the Public as Required By Law; And Declaring an Effective Date (Street Bond Fund)

Presenters: Raymond Coffman, Director of Engineering Services
Attachments:
1. Resolution
2. Exhibit A

A motion was made by Council Member Simmons to approve the following resolution:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS, APPROVING A PROFESSIONAL SERVICES CONTRACT BETWEEN THE CITY OF MANSFIELD, TX AND HALFF ASSOCIATES, INC. IN AN AMOUNT NOT TO EXCEED $818,077.70 FOR THE DESIGN AND SURVEY OF THE US 287 SOUTHBOUND

ENTRANCE RAMP AT WALNUT CREEK DRIVE; FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; AND DECLARING AN EFFECTIVE DATE (STREET BOND FUND)

(Resolution in its entirety located in the City Secretary's Office)

Seconded by Council Member Broseh. The motion PASSED by the following vote:

Aye: 7	Michael Evans, Todd Tonore, Larry Broseh, Tamera Bounds, Brent Newsom, Juan Fresquez, Todd Simmons
Nay: 0	None
Abstain: 0	None

Resolution Number: RE-4496-26

26-1844: Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Authorizing the Amendment to the Economic Development Agreement Between the City of Mansfield, Texas and Arcadia Realty Corp: Finding that the Meeting at Which This Resolution is Passed is Open to the Public as Required by Law; And Declaring an Effective Date (Utility, TIRZ #4)

Presenters: Raymond Coffman, Director of Engineering Services
Attachments:
1. Resolution
2. Exhibit A

A motion was made by Council Member Simmons to approve the following resolution:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS, AUTHORIZING THE AMENDMENT TO THE ECONOMIC DEVELOPMENT AGREEMENT BETWEEN THE CITY OF MANSFIELD, TEXAS AND ARCADIA REALTY CORP; FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; AND DECLARING AN EFFECTIVE DATE (UTILITY, TIRZ #4)

(Resolution in its entirety located in the City Secretary's Office)

Seconded by Council Member Broseh. The motion PASSED by the following vote:

Aye: 7	Michael Evans, Todd Tonore, Larry Broseh, Tamera Bounds, Brent Newsom, Juan Fresquez, Todd Simmons
Nay: 0	None
Abstain: 0	None

Resolution Number: RE-4497-26

26-1801: Resolution - A Resolution of the City of Mansfield, Texas, Approving a Contract for Concrete On Call Services to Santos Construction Utilizing the Interlocal Agreement with the City of Grand Prairie; Authorizing and Directing the City Manager or Designee to Execute Contract Documents; And Authorizing Funding for an Amount not to Exceed $1,245,000; Finding that the Meeting at Which the Resolution is Passed is Open to the Public as Required by Law; And Declaring an Effective Date (General Fund)

Presenters: James Rogge, Assistant Director of Public Works - Transportation

Attachments:

1. Resolution
2. Contract

A motion was made by Council Member Simmons to approve the following resolution:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS, APPROVING A CONTRACT FOR ON CALL CONCRETE SERVICES TO SANTOS CONSTRUCTION, INC., UTILIZING THE INTERLOCAL AGREEMENT WITH THE CITY OF GRAND PRAIRIE; AUTHORIZING AND DIRECTING THE CITY MANAGER OR DESIGNEE TO EXECUTE CONTRACT DOCUMENTS; AND AUTHORIZING FUNDING FOR AN AMOUNT NOT TO EXCEED $1,245,000; FINDING THAT THE MEETING AT WHICH THE RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; AND DECLARING AN EFFECTIVE DATE (GENERAL FUND)

(Resolution in its entirety located in the City Secretary's Office)

Seconded by Council Member Broseh. The motion PASSED by the following vote:

Aye: 7	Michael Evans, Todd Tonore, Larry Broseh, Tamera Bounds, Brent Newsom, Juan Fresquez, Todd Simmons
Nay: 0	None
Abstain: 0	None

Resolution Number: RE-4498-26

26-1802: Resolution - A Resolution of the City of Mansfield, Texas, Awarding a Contract for an Asphalt Overlay of East Broad Street from Cannon Drive to Matlock Road to Texas Materials Group, Inc., Authorizing and Directing the City Manager or Designee to Execute Contract Documents; And Authorizing Funding for an Amount not to Exceed $625,000; Finding that the Meeting at Which the Resolution is Passed is Open to the Public as Required by Law; And Declaring an Effective Date (General Fund)

Presenters: James Rogge, Assistant Director of Public Works - Transportation

Attachments:

1. Resolution
2. Proposal
3. Sole Source Letter

A motion was made by Council Member Simmons to approve the following resolution:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS, AWARDING A CONTRACT FOR AN ASPHALT OVERLAY OF EAST BROAD STREET FROM CANNON DRIVE TO MATLOCK ROAD TO TEXAS MATERIALS GROUP, INC., AUTHORIZING AND DIRECTING THE CITY MANAGER OR DESIGNEE TO EXECUTE CONTRACT DOCUMENTS; AND AUTHORIZING FUNDING FOR AN AMOUNT NOT TO EXCEED $625,000; FINDING THAT THE MEETING AT WHICH THE RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; AND DECLARING AN EFFECTIVE DATE (GENERAL FUND)

(Resolution in its entirety located in the City Secretary's Office)

Seconded by Council Member Broseh. The motion PASSED by the following vote:

Aye: 7	Michael Evans, Todd Tonore, Larry Broseh, Tamera Bounds, Brent Newsom, Juan Fresquez, Todd Simmons
Nay: 0	None
Abstain: 0	None

Resolution Number: RE-4499-26

26-1806: Resolution – A Resolution of the City Council of the City of Mansfield, Texas, Approving Change Order #1 to the Construction Contract with AUI Partners, LLC in an Amount Not to Exceed $873,055 for Phase 2 Improvements at Julian Feild Park; Finding That the Meeting at Which This Resolution is Passed is Open to the Public as Required by Law; And Declaring an Effective Date (MPFDC Fund)

Presenters: Matt Young, Executive Director of Community Services
Attachments:
1. Resolution
2. Exhibit A

A motion was made by Council Member Simmons to approve the following resolution:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS, APPROVING CHANGE ORDER #1 TO THE CONSTRUCTION CONTRACT WITH AUI PARTNERS, LLC IN AN AMOUNT NOT TO EXCEED $873,055 FOR PHASE 2 IMPROVEMENTS AT JULIAN FEILD PARK; FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; AND DECLARING AN EFFECTIVE DATE (MPFDC FUND)

(Resolution in its entirety located in the City Secretary's Office)

Seconded by Council Member Broseh. The motion PASSED by the following vote:

Aye: 7	Michael Evans, Todd Tonore, Larry Broseh, Tamera Bounds, Brent Newsom, Juan Fresquez, Todd Simmons
Nay: 0	None
Abstain: 0	None

Resolution Number: RE-4500-26

26-1807: Resolution – A Resolution of the City Council of the City of Mansfield, Texas, Designating the Pond at Julian Feild Park as a No Fishing Zone; Finding That the Meeting at Which This Resolution is Passed is Open to the Public as Required by Law; And Declaring an Effective Date

Presenters: Matt Young, Executive Director of Community Services
Attachments:
1. Resolution

A motion was made by Council Member Simmons to approve the following resolution:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS,

DESIGNATING THE POND AT JULIAN FEILD PARK AS A NO FISHING ZONE; FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; AND DECLARING AN EFFECTIVE DATE

(Resolution in its entirety located in the City Secretary's Office)

Seconded by Council Member Broseh. The motion PASSED by the following vote:

Aye: 7	Michael Evans, Todd Tonore, Larry Broseh, Tamera Bounds, Brent Newsom, Juan Fresquez, Todd Simmons
Nay: 0	None
Abstain: 0	None

Resolution Number: RE-4501-26

26-1817: Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Authorizing the City Manager and the Police Department to Make Application, Receive, and Expend Grant Funding from the Office of the Governor of Texas, Public Safety Office Criminal Justice Division to Purchase a Simunition Mobile Modular Shoot House and Breaching Equipment in an Amount Not to Exceed $113,000 and Does Not Require a Match; Finding that the Meeting at Which This Resolution is Passed is Open to the Public as Required by Law; And Declaring an Effective Date

Presenters: Tracy Aaron, Police Chief
Attachments:
1. Resolution

A motion was made by Council Member Simmons to approve the following resolution:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS, AUTHORIZING THE CITY MANAGER AND THE POLICE DEPARTMENT TO MAKE APPLICATION, RECEIVE, AND EXPEND GRANT FUNDING FROM THE OFFICE OF THE GOVERNOR OF TEXAS, PUBLIC SAFETY OFFICE CRIMINAL JUSTICE DIVISION TO PURCHASE A SIMUNITION MOBILE MODULAR SHOOT HOUSE AND BREACHING EQUIPMENT IN AN AMOUNT NOT TO EXCEED $113,000 AND DOES NOT REQUIRE A MATCH; FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; AND DECLARING AN EFFECTIVE DATE

(Resolution in its entirety located in the City Secretary's Office)

Seconded by Council Member Broseh. The motion PASSED by the following vote:

Aye: 7	Michael Evans, Todd Tonore, Larry Broseh, Tamera Bounds, Brent Newsom, Juan Fresquez, Todd Simmons
Nay: 0	None
Abstain: 0	None

Resolution Number: RE-4502-26

26-1818: Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Authorizing the City Manager and the Police Department to Make Application, Receive, and Expend Grant Funding From the Office of the Governor of Texas, Authorized Under the Texas General Appropriations Act, Article I for Trusted Programs to Provide Mental

Health Counseling or Mental Health Care, Renumerate Personal Costs Incurred by the Department as a Result of Providing Direct Mental Health Services to Personnel, and Provide Skills Training for Department Personnel to Provide Direct Peer Counseling Services Not to Exceed $150,000 and Does Not Require a Match; Finding that the Meeting at Which This Resolution is Passed is Open to the Public as Required by Law; And Declaring an Effective Date

Presenters: Tracy Aaron, Police Chief
Attachments:
1. Resolution

A motion was made by Council Member Simmons to approve the following resolution:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS, AUTHORIZING THE CITY MANAGER AND THE POLICE DEPARTMENT TO MAKE APPLICATION, RECEIVE, AND EXPEND GRANT FUNDING FROM THE OFFICE OF THE GOVERNOR OF TEXAS, AUTHORIZED UNDER THE TEXAS GENERAL APPROPRIATIONS ACT, ARTICLE I FOR TRUSTEED PROGRAMS TO PROVIDE MENTAL HEALTH COUNSELING OR MENTAL HEALTH CARE, REMUNERATE PERSONAL COSTS INCURRED BY DEPARTMENT AS A RESULT OF PROVIDING DIRECT MENTAL HEALTH SERVICES TO PERSONNEL, AND PROVIDE SKILLS TRAINING FOR DEPARTMENT PERSONNEL TO PROVIDE DIRECT PEER COUNSELING SERVICES NOT TO EXCEED $150,000 AND DOES NOT REQUIRE A MATCH; FINDING THATTHE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; AND DECLARING AN EFFECTIVE DATE

(Resolution in its entirety located in the City Secretary's Office)

Seconded by Council Member Broseh. The motion PASSED by the following vote:

Aye: 7	Michael Evans, Todd Tonore, Larry Broseh, Tamera Bounds, Brent Newsom, Juan Fresquez, Todd Simmons
Nay: 0	None
Abstain: 0	None

Resolution Number: RE-4503-26

26-1849: Resolution - Resolution of the City Council of the City of Mansfield, Texas Approving a Contract with Weatherproofing Technologies, Inc. in an Amount not to Exceed $299,925 for Roof Restoration Services to the City's Library Facility; Authorizing the City Manager, or Designee, to Execute any Documents Necessary to Implement this Resolution; Finding that the Meeting at which this Resolution is Passed is Open to the Public as Required by Law; and Declaring an Effective Date (General Fund)

Presenters: Troy Lestina, Deputy City Manager/Chief Financial Officer
Attachments:
1. Resolution
2. Attachment

A motion was made by Council Member Simmons to approve the following resolution:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS APPROVING A CONTRACT WITH WEATHERPROOFING TECHNOLOGIES, INC IN AN AMOUNT NOT TO EXCEED $299,925 FOR ROOF RESTORATION SERVICES TO THE

CITY'S LIBRARY FACILITY; AUTHORIZING THE CITY MANAGER, OR DESIGNEE, TO EXECUTE ANY DOCUMENTS NECESSARY TO IMPLEMENT THIS RESOLUTION; FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; AND DECLARING AN EFFECTIVE DATE (GENERAL FUND)

(Resolution in its entirety located in the City Secretary's Office)

Seconded by Council Member Broseh. The motion PASSED by the following vote:

Aye: 7	Michael Evans, Todd Tonore, Larry Broseh, Tamera Bounds, Brent Newsom, Juan Fresquez, Todd Simmons
Nay: 0	None
Abstain: 0	None

Resolution Number: RE-4504-26

26-1850: Resolution - A Resolution of the City Council of the City of Mansfield, Texas Adopting the Library Five-Year 2026-2030 Strategic Plan; Finding That the Meeting at Which This Resolution is Passed is Open to the Public as Required by Law; And Declaring an Effective Date

Presenters: Yolanda Botello, Director of Library and Historical Services
Attachments:
1. Resolution
2. Library Strategic Plan 2026-2030

A motion was made by Council Member Simmons to approve the following resolution:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS, ADOPTING THE LIBRARY FIVE-YEAR 2026-2030 STRATEGIC PLAN; FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; AND DECLARING AN EFFECTIVE DATE

(Resolution in its entirety located in the City Secretary's Office)

Seconded by Council Member Broseh. The motion PASSED by the following vote:

Aye: 7	Michael Evans, Todd Tonore, Larry Broseh, Tamera Bounds, Brent Newsom, Juan Fresquez, Todd Simmons
Nay: 0	None
Abstain: 0	None

Resolution Number: RE-4505-26

26-1861: Ordinance - An Ordinance of the City Council of Mansfield, Texas, Repealing Ordinance No. OR-2413-25; Rescinding the Vacating and Abandonment of a Portion of Bludworth Road Right of Way; Providing for Severability and Providing an Effective Date

Presenters: Victor Flores, City Attorney
Attachments:
1. Ordinance

A motion was made by Council Member Simmons to approve the following ordinance:

AN ORDINANCE OF THE CITY COUNCIL OF MANSFIELD, TEXAS, REPEALING ORDINANCE NO. OR-2413-25; RESCINDING THE VACATING AND ABANDONMENT OF A PORTION OF BLUDWORTH ROAD RIGHT OF WAY; PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE

(Ordinance in its entirety located in the City Secretary's Office)

Seconded by Council Member Broseh. The motion PASSED by the following vote:

Aye: 7	Michael Evans, Todd Tonore, Larry Broseh, Tamera Bounds, Brent Newsom, Juan Fresquez, Todd Simmons
Nay: 0	None
Abstain: 0	None

Ordinance Number: OR-2433-26

26-1752: Minutes - Approval of the January 12, 2026 Regular City Council Meeting Minutes

Presenters: Susana Marin, City Secretary
Attachments:
1. 1-12-26 Draft Minutes

A motion was made by Council Member Simmons to approve the minutes of the January 12, 2026 Regular City Council Meeting as presented. Seconded by Council Member Broseh. The motion PASSED by the following vote:

Aye: 7	Michael Evans, Todd Tonore, Larry Broseh, Tamera Bounds, Brent Newsom, Juan Fresquez, Todd Simmons
Nay: 0	None
Abstain: 0	None

26-1882: Minutes - Approval of the January 14-15, 2026 Strategic Visioning Workshop Minutes

Presenters: Susana Marin, City Secretary
Attachments:
1. 1-14 & 1-15, 2026 Draft Minutes

A motion was made by Council Member Simmons to approve the minutes of the January 14-15, 2026 Strategic Visioning Workshop as presented. Seconded by Council Member Broseh. The motion PASSED by the following vote:

Aye: 7	Michael Evans, Todd Tonore, Larry Broseh, Tamera Bounds, Brent Newsom, Juan Fresquez, Todd Simmons
Nay: 0	None
Abstain: 0	None

14. OLD BUSINESS

25-1738: Ordinance - An Ordinance of the City of Mansfield, Texas, Amending Title VII (Traffic Code) Chapter 72 (Stopping, Standing, and Parking), Adding Section 72.03 (Parking Recreational Vehicles on Streets and Public Right-of-Way); Providing

Regulations for Recreational Vehicles; Providing That This Ordinance Shall Be Cumulative of All Ordinances; Providing for Severability; Providing a Penalty for Violations Hereof; and Providing an Effective Date

Presenters: Victor Flores, City Attorney
Attachments:
1. Ordinance

Victor Flores, City Attorney, requested the item be tabled to the February 23, 2026 City Council meeting.

A motion was made by Council Member Broseh to table the item to the February 23, 2026 City Council Meeting. Seconded by Council Member Newsom. The motion PASSED by the following vote:

Aye: 7	Michael Evans, Todd Tonore, Larry Broseh, Tamera Bounds, Brent Newsom, Juan Fresquez, Todd Simmons
Nay: 0	None
Abstain: 0	None

15. PUBLIC HEARING

25-1725: Public Hearing and Consideration of a Request from Triangle Engineering for a Specific Use Permit to Allow a Car Wash at 1561 E Broad Street, Located on 2.6 Acres and Situated in the Henry Odele Survey Abstract No. 1196 Tract 4 (SUP25-004)

Presenters: Clayton Comstock, Executive Director of Planning and Development
Attachments:
1. Maps and Supporting Information

Clayton Comstock, Executive Director of Planning and Development, stated the applicant requested the public hearing be continued to the March 9, 2026 City Council Meeting.

Mayor Evans opened the public hearing at 6:20 p.m. With no one wishing to speak, Mayor Evans continued the public hearing to the March 9, 2026 City Council Meeting at 6:20 p.m.

A motion was made by Mayor Pro Tem Tonore to continue the public hearing to the March 9, 2026 City Council Meeting. Seconded by Council Member Newsom. The motion PASSED by the following vote:

Aye: 7	Michael Evans, Todd Tonore, Larry Broseh, Tamera Bounds, Brent Newsom, Juan Fresquez, Todd Simmons
Nay: 0	None
Abstain: 0	None

16. PUBLIC HEARING CONTINUATION AND SECOND AND FINAL READING

25-1514: Ordinance - Public Hearing Continuation and Second and Final Reading on an Ordinance Considering a Request by Open Studio Architecture PLLC, for a Zoning Change from C-2 Community Business District to PD, Planned Development District, Being 5.866 Acres Located Within T.O. Harris Survey, Abstract No. 645 and Addressed as 2445 FM 157 (ZC25-002)

Presenters: Clayton Comstock, Executive Director of Planning and

Development

Attachments:

1. Maps and Supporting Information

Clayton Comstock spoke on the item and requested the public hearing be continued to the February 23, 2026 City Council Meeting.

Mayor Evans continued the public hearing at 6:23 p.m. With no one wishing to speak, Mayor Evans continued the public hearing at 6:23 p.m.

A motion was made by Council Member Newsom to continue the reading and public hearing to the February 23, 2026 City Council Meeting. Seconded by Council Member Simmons. The motion PASSED by the following vote:

Aye: 7	Michael Evans, Todd Tonore, Larry Broseh, Tamera Bounds, Brent Newsom, Juan Fresquez, Todd Simmons
Nay: 0	None
Abstain: 0	None

17. NEW BUSINESS

25-1722: Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Approving a Professional Services Contract for Design and Construction Administration for the Main and Broad Roadway Project with Stantec Consulting Services Inc., in an Amount not to Exceed $2,209,610; Finding that the Meeting at Which this Resolution is Passed is Open to the Public as Required by Law; and Declaring an Effective Date

Presenters: Kristen Petree, Capital Projects Manager

Attachments:

1. Resolution
2. Professional Services Contract

Kristen Petree, Capital Projects Manager, presented the item.

A motion was made by Council Member Bounds to approve the following resolution:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS, APPROVING A PROFESSIONAL SERVICES CONTRACT FOR DESIGN AND CONSTRUCTION ADMINISTRATION FOR THE MAIN AND BROAD ROADWAY PROJECT WITH STANTEC CONSULTING SERVICES INC., IN AN AMOUNT NOT TO EXCEED $2,209,610; FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; AND DECLARING AN EFFECTIVE DATE

(Resolution in its entirety located in the City Secretary's Office)

Seconded by Council Member Fresquez. The motion PASSED by the following vote:

Aye: 7	Michael Evans, Todd Tonore, Larry Broseh, Tamera Bounds, Brent Newsom, Juan Fresquez, Todd Simmons
Nay: 0	None
Abstain: 0	None

Resolution Number: RE-4506-26

26-1797: Resolution - A Resolution to the City Council of the City of Mansfield, Texas, Approving an Advanced Funding Agreement Between the City of Mansfield, Texas and the Texas Department of Transportation in the Amount of $26,383,262.00 for the Design and Construction of South Matlock Road from Heritage Parkway to River Birch Drive; Finding That the Meeting At Which This Resolution Is Passed Is Open To the Public As Required By Law; And Declaring An Effective Date (Street Bond Fund)

Presenters: Raymond Coffman, Director of Engineering Services
Attachments:
1. Resolution
2. Agreement

Raymond Coffman, Director of Engineering Services, presented the item and answered Council questions.

A motion was made by Council Member Broseh to approve the following resolution:

A RESOLUTION AUTHORIZING THE CITY OF MANSFIELD TO ENTER INTO AN AGREEMENT WITH THE TEXAS DEPARTMENT OF TRANSPORTATION – FORT WORTH DISTRICT FOR AN ADVANCED FUNDING AGREEMENT (AFA) FOR THE DESIGN AND CONSTRUCTION OF SOUTH MATLOCK ROAD FROM HERITAGE PARKWAY TO RIVER BIRCH ROAD; FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; AND DECLARING AN EFFECTIVE DATE (STREET BOND FUND)

(Resolution in its entirety located in the City Secretary's Office)

Seconded by Council Member Fresquez. The motion PASSED by the following vote:

Aye: 7	Michael Evans, Todd Tonore, Larry Broseh, Tamera Bounds, Brent Newsom, Juan Fresquez, Todd Simmons
Nay: 0	None
Abstain: 0	None

Resolution Number: RE-4507-26

26-1855: Resolution – A Resolution of the City Council of the City of Mansfield, Texas, Adopting a Safe Streets and Roads for All Active Transportation and Safety Plan; Finding That the Meeting at Which This Resolution is Passed is Open to the Public as Required By Law; and Declaring an Effective Date

Presenters: Raymond Coffman, Director of Engineering Services
Attachments:
1. Resolution
2. Mansfield Active Transportation and Safety Plan Report

Raymond Coffman presented the item. Monica Lucia, Transportation Planning Associate at Kimley-Horn, spoke on the process of creating the Active Transportation and Safety Plan and presented the Plan.

A motion was made by Council Member Bounds to approve the following resolution:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS, ADOPTING SAFE STREETS AND ROADS FOR ALL ACTIVE TRANSPORTATION AND

SAFETY PLAN; FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; AND DECLARING AN EFFECTIVE DATE

(Resolution in its entirety located in the City Secretary's Office)

Seconded by Council Member Fresquez. The motion PASSED by the following vote:

Aye: 7	Michael Evans, Todd Tonore, Larry Broseh, Tamera Bounds, Brent Newsom, Juan Fresquez, Todd Simmons
Nay: 0	None
Abstain: 0	None

Resolution Number: RE-4508-26

25-1685: Board Appointments: Mansfield Library Advisory Board

Presenters: Susana Marin, City Secretary
Attachments: None

Susana Marin, City Secretary, presented the item and noted staff recommends appointing Tyler Peschka to fill an unexpired two-year term ending September 30, 2027.

A motion was made by Council Member Bounds to approve the appointment. Seconded by Council Member Simmons. The motion PASSED by the following vote:

Aye: 7	Michael Evans, Todd Tonore, Larry Broseh, Tamera Bounds, Brent Newsom, Juan Fresquez, Todd Simmons
Nay: 0	None
Abstain: 0	None

26-1808: Request for Special Event Permit: 2026 Mansfield Pickle Parade and Palooza

Presenters: Angela Henley, Special Events Supervisor
Attachments:
1. Pickle Parade and Palooza 2026 Application

Angela Henley, Special Events Supervisor, presented the item. John Pressley, President of the Pickled Mansfield Society, spoke on the event and answered Council questions.

A motion was made by Council Member Newsom to approve the Special Event Permit. Seconded by Council Member Fresquez. The motion PASSED by the following vote:

Aye: 7	Michael Evans, Todd Tonore, Larry Broseh, Tamera Bounds, Brent Newsom, Juan Fresquez, Todd Simmons
Nay: 0	None
Abstain: 0	None

26-1809: Request for Downtown Activation Grant Funding: World's Only St Paddy's Pickle Parade & Palooza up to the Amount of $17,472 in Actual Reimbursements and up to $35,917 in In-Kind Staff Overtime

Presenters: Rachel Bagley, Assistant Director of Economic Development
Attachments:
1. Downtown Activation Grant Application

Rachel Bagley, Assistant Director of Economic Development, presented the item.

A motion was made by Council Member Simmons to approve the Downtown Activation Grant Funding. Seconded by Council Member Broseh. The motion PASSED by the following vote:

Aye: 7	Michael Evans, Todd Tonore, Larry Broseh, Tamera Bounds, Brent Newsom, Juan Fresquez, Todd Simmons
Nay: 0	None
Abstain: 0	None

18. ADJOURN

A motion was made by Council Member Newsom to adjourn the meeting at 6:49 p.m. Seconded by Council Member Bounds. The motion PASSED by the following vote:

Aye: 7	Michael Evans, Todd Tonore, Larry Broseh, Tamera Bounds, Brent Newsom, Juan Fresquez, Todd Simmons
Nay: 0	None
Abstain: 0	None

_____ Michael Evans, Mayor

ATTEST:

_____ Susana Marin, City Secretary

City of Mansfield
Staff Report

Item ID: 25-1738

Agenda Date: February 23, 2026

Title
25-1738: Ordinance - An Ordinance of the City of Mansfield, Texas, Amending Title VII (Traffic Code) Chapter 72 (Stopping, Standing, and Parking), Adding Section 72.03 (Parking Recreational Vehicles on Streets and Public Right-of-Way); Providing Regulations for Recreational Vehicles; Providing That This Ordinance Shall Be Cumulative of All Ordinances; Providing for Severability; Providing a Penalty for Violations Hereof; and Providing an Effective Date

Description/History
This ordinance originally proposed to (a) prohibit the parking, standing, or storing of recreational vehicles on any street or public right-of-way located within or abutting any residential zoned districts and (b) create a permitting process that would allow limited temporary on-street parking.

A public hearing on this ordinance was held on January 12, 2026, which included written comments submitted by Mr. Robert Morris as requested by the resident. No other comments were presented during the Public Hearing. Following the presentation of public comments, the Public Hearing was then closed by the City Council. Staff presented a recommendation for Council to table the item until the February 9, 2026, City Council Meeting. The motion to table was received and approved by Council.

On February 9, 2026, the City received Citizen Comments related to the same proposed ordinance. Later, under Old Business, the City Attorney requested, and the City Council approved, that such ordinance be tabled to the February 23, 2026, City Council Meeting.

Staff presents a revised ordinance that prohibits the parking, standing, or storing of recreational vehicles on any street or public right-of-way located or abutting any residential zoned districts. However, the revised ordinance has removed the permitting process for allowing limited temporary on-street parking. Under the revised ordinance, the language is clarified to ensure that recreational vehicles may not be parked, stationed, or stored on any street or public right-of-way that abuts a property zoned for residential use for a period longer than 72 hours. This prohibits the intermittent (or temporary) parking of the same that would collectively exceed the above-mentioned 72-hour period.

Under this ordinance, an officer may issue a citation for violating the ordinance. Following the issuance of such a citation, the officer shall attach a Notice of Removal to the recreational vehicle. If the person in charge of the illegally parked recreational vehicle does not remove the same from any street or public right-of-way that abuts a property zoned for residential use within 48 hours of the posting of such notice, then the Mansfield Police Department is authorized to remove or cause the removal of the recreational vehicle without further notice at the owner's expense.

Strategic Initiative
Provide a Safe Community

Building Strong Neighborhoods
Focus on the Future
Improve City Wide Mobility

Recommendation
Staff recommends approval of the ordinance.

Funding Source
N/A

Prepared By
Victor Flores, City Attorney -

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF MANSFIELD, TEXAS, AMENDING TITLE VII (TRAFFIC CODE) CHAPTER 72 (STOPPING, STANDING, AND PARKING), ADDING SECTION 72.03 (PARKING RECREATIONAL VEHICLES ON STREETS OR PUBLIC RIGHT-OF-WAY); PROVIDING REGULATIONS FOR RECREATIONAL VEHICLES; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING A PENALTY FOR VIOLATIONS HEREOF, AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Mansfield is continuously reviewing the Code of Ordinances for needed updates and revisions; and,

WHEREAS, the City Council finds that the current parking regulations do not adequately address the parking, standing, or storing of recreational vehicles; and,

WHEREAS, the City Council desires to provide rules and regulations for the parking, standing, and storing of recreational vehicles on city streets and public right-of-way, and finds that such regulations will contribute to the public's health, welfare, and safety, and protect the property values of the City.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS, THAT:

SECTION 1.

The findings and recitations set out in the preamble are found to be true and correct and are hereby adopted by the City Council and made a part hereof for all purposes.

SECTION 2.

Title VII (Traffic Code) Chapter 72 (Stopping, Standing, and Parking) is hereby amended by adding Section 72.03 to read as follows:

§ 72.03 Parking Recreational Vehicles on Streets or Public Right-of-Way

(A) **Definitions**. For purposes of this section, the following words, terms, or phrases, shall have the meanings ascribed to them in this section, except where context clearly indicates a different meaning.

"**Recreational vehicle**" means:

(1) A vehicle primarily designed as temporary living quarters for recreational camping or travel use, including a travel trailer, camping trailer, truck camper, and motor home, or

(2) A boat, jet ski, or similar equipment, or a trailer used in conjunction with a boat, jet ski, or similar recreational vehicle.

(B) Except as provided below, no owner, occupant, or person in charge of a recreational vehicle or similar equipment shall park, stand, or store the same on any street or public right of way that

abuts a property zoned for residential use for a period longer than 72 hours. This shall not be construed to allow intermittent (or temporary) parking of the same that would collectively exceed the abovementioned 72-hour period.

(C) **Enforcement**. Upon the determination by a city police officer that the person in charge of a recreational vehicle is in violation of this ordinance, the officer may issue a citation for such violation as provided under Section 70.99 of this Code. Following a citation issued under this subsection, the police officer shall attach a Notice of Removal to the recreational vehicle. If the person in charge of the illegally parked recreational vehicle does not remove the same from any street or public right of way that abuts a property zoned for residential use within 48 hours from the posting of such notice, then the Mansfield Police Department is authorized to remove or cause the removal of the recreational vehicle without further notice at the owner's expense.

SECTION 3.

This Ordinance shall be cumulative of all provisions of the ordinances and of the Code of Mansfield, Texas, except where the provisions of this Ordinance are in direct conflict with the provisions of such ordinances and such code, in which event the conflicting provisions of the other ordinances and such code are hereby repealed.

SECTION 4.

It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs and section of this Ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this Ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and section of this Ordinance, since the same would have been enacted by the City Council without incorporation in this Ordinance of any such unconstitutional phrase, clause, sentence paragraph or section.

SECTION 5.

Any person, firm, or corporation who violates, disobeys, omits, neglects, or refuses to comply with or who resists the enforcement of any of the provisions of this Ordinance shall be deemed guilty of a misdemeanor and, upon conviction thereof, shall be punished by a fine as provided in Section 70.99 of the Code of Mansfield, Texas. Each day that a violation is permitted to exist shall constitute a separate offense and shall be punishable as such. In addition, following a citation issued under Section 72.03 of the Code of Mansfield, Texas, the police officer shall attach a Notice of Removal to the recreational vehicle. If the person in charge of the illegally parked recreational vehicle does not remove the same from the street or public right of way within 48 hours from the posting of such notice, then the Mansfield Police Department is authorized to remove or cause the removal of the recreational vehicle without further notice at the owner's expense.

SECTION 6.

This Ordinance shall take effect 30 days from and after its passage on the first and final reading, as the law and charter in such cases provide.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MANSFIELD, THIS 23RD DAY OF FEBRUARY, 2026.

_____
Michael Evans, Mayor

ATTEST:

_____
Susana Marin, City Secretary

APPROVED AS TO FORM:

_____
Victor A. Flores, City Attorney

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF MANSFIELD, TEXAS, AMENDING TITLE VII (TRAFFIC CODE) CHAPTER 72 (STOPPING, STANDING, AND PARKING), ADDING SECTION 72.03 (PARKING RECREATIONAL VEHICLES ON STREETS OR PUBLIC RIGHT-OF-WAY); PROVIDING REGULATIONS FOR RECREATIONAL VEHICLES; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING A PENALTY FOR VIOLATIONS HEREOF, AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Mansfield is continuously reviewing the Code of Ordinances for needed updates and revisions; and,

WHEREAS, the City Council finds that the current parking regulations do not adequately address the parking, standing, or storing of recreational vehicles; and,

WHEREAS, the City Council desires to provide rules and regulations for the parking, standing, and storing of recreational vehicles on city streets and public right-of-way, and finds that such regulations will contribute to the public's health, welfare, and safety, and protect the property values of the City.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS, THAT:

SECTION 1.

The findings and recitations set out in the preamble are found to be true and correct and are hereby adopted by the City Council and made a part hereof for all purposes.

SECTION 2.

Title VII (Traffic Code) Chapter 72 (Stopping, Standing, and Parking) is hereby amended by adding Section 72.03 to read as follows:

§ 72.03 Parking Recreational Vehicles on Streets or Public Right-of-Way

(A) **Definitions**. For purposes of this section, the following words, terms, or phrases, shall have the meanings ascribed to them in this section, except where context clearly indicates a different meaning.

"**Recreational vehicle**" means:

(1) A vehicle primarily designed as temporary living quarters for recreational camping or travel use, including a travel trailer, camping trailer, truck camper, and motor home, or

(2) A boat, jet ski, or similar equipment, or a trailer used in conjunction with a boat, jet ski, or similar recreational vehicle.

(B) Except as provided below, no owner, occupant, or person in charge of a recreational vehicle or similar equipment shall park, stand, or store the same on any street or public right of way that abuts a property zoned for residential use for a period longer than 72 hours. This shall not be

construed to allow intermittent (or temporary) parking of the same that would collectively exceed the abovementioned 72-hour period.

~~(C) **Temporary on-street parking permit**. A temporary parking permit for on-street parking may be issued by the City Manager or their designee. Each permit, if granted, shall be limited to loading and unloading and shall be limited to not more than four (4) occasions per year. Each occasion shall be defined as an established 72-hour period for loading and a 72-hour period for unloading. Each occasion shall be separated by at least ten (10) calendar days, regardless of the length of time used for the same.~~

~~(D)~~(C) **Enforcement**. Upon the determination by a city police officer that the person in charge of a recreational vehicle is in violation of this ordinance ~~or terms of an issued permit~~, the officer may issue a citation for such violation as provided under Section 70.99 of this Code. Following a citation issued under this subsection, the police officer shall attach a Notice of Removal to the recreational vehicle. If the person in charge of the illegally parked recreational vehicle does not remove the same from ~~the~~ any street or public right of way that abuts a property zoned for residential use within 48 hours from the posting of such notice, then the Mansfield Police Department is authorized to remove or cause the removal of the recreational vehicle without further notice at the owner's expense.

SECTION 3.

This Ordinance shall be cumulative of all provisions of the ordinances and of the Code of Mansfield, Texas, except where the provisions of this Ordinance are in direct conflict with the provisions of such ordinances and such code, in which event the conflicting provisions of the other ordinances and such code are hereby repealed.

SECTION 4.

It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs and section of this Ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this Ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and section of this Ordinance, since the same would have been enacted by the City Council without incorporation in this Ordinance of any such unconstitutional phrase, clause, sentence paragraph or section.

SECTION 5.

Any person, firm, or corporation who violates, disobeys, omits, neglects, or refuses to comply with or who resists the enforcement of any of the provisions of this Ordinance shall be deemed guilty of a misdemeanor and, upon conviction thereof, shall be punished by a fine as provided in Section 70.99 of the Code of Mansfield, Texas. Each day that a violation is permitted to exist shall constitute a separate offense and shall be punishable as such. In addition, following a citation issued under Section 72.03 of the Code of Mansfield, Texas, the police officer shall attach a Notice of Removal to the recreational vehicle. If the person in charge of the illegally parked recreational vehicle does not remove the same from the street or public right of way within 48 hours from the posting of such notice, then the Mansfield Police Department is authorized to

remove or cause the removal of the recreational vehicle without further notice at the owner's expense.

SECTION 6.

This Ordinance shall take effect 30 ~~60~~ days from and after its passage on the first and final reading, as the law and charter in such cases provide.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MANSFIELD, THIS 23rd ~~9TH~~ DAY OF FEBRUARY, 2026.

_____
Michael Evans, Mayor

ATTEST:

_____
Susana Marin, City Secretary

APPROVED AS TO FORM:

_____
Victor A. Flores, City Attorney

City of Mansfield
Staff Report

Item ID: 26-1912

Agenda Date: February 23, 2026

Title
26-1912: Resolution - A Public Hearing and Resolution of the City Council of the City of Mansfield, Texas, Approving and Endorsing the 2026 (52nd Year) Community Development Block Grant Project for the City of Mansfield, Texas; Finding That the Meeting at Which This Resolution is Passed is Open to the Public as Required By Law; and Declaring an Effective Date (CDBG Grant and Street Bond)

Description/History
Each year, the City of Mansfield participates in a consortium with 29 other cities through Tarrant County to apply for Community Development Block Grant (CDBG) funds. CDBG projects must fall within areas of the City that meet specific criteria based on income level. The targeted areas represent the low to moderate-income sections of the City according to the Census.

This year, Staff recommends continuing the construction of public sidewalks in the southwest quadrant of downtown to include segments of 3rd & 4th Ave and Kimball St. as shown in Exhibit A. The project will add approximately 1,400 additional linear feet of 5-ft wide concrete sidewalks on both sides of the streets except where a sidewalk is existing or is not feasible to construct due to existing grades. It will also include sidewalk ramps where necessary at all street intersections, as well as the reconstruction of existing drive approaches as necessary.

The City of Mansfield has participated in the Consortium since its inception in 1975 and has received over four million dollars in grant funds. The program is an excellent way to rehabilitate and improve the targeted areas of the city.

Strategic Initiative
Building Strong Neighborhoods
Provide a Safe Community
Improve City Wide Mobility
Focus on the Future

Recommendation
Approval of the Resolution endorsing the 2026 Community Development Block Grant Project.

Funding Source
The estimate of cost of construction is $252,178.15, funding for the project from the CDBG Grant and Street Bond.

Prepared By
Timothy May, Project Manager - (817) 728-3634

RESOLUTION NO. _____

A PUBLIC HEARING AND RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS, APPROVING AND ENDORSING THE 2026 (52ND YEAR) COMMUNITY DEVELOPMENT BLOCK GRANT PROJECT FOR THE CITY OF MANSFIELD, TEXAS.; FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; AND DECLARING AN EFFECTIVE DATE (CDBG GRANT)

WHEREAS, The City of Mansfield (City) is a home rule municipality operating under and governed by the laws and Constitution of the State of Texas; and,

WHEREAS, The City of Mansfield shares in a cooperative agreement with Tarrant County for essential community development assistance activities under Public Law 93-383, The Housing and Community development Act of 1974, as amended; and,

WHEREAS, One public hearing for the purpose of identifying and discussing community development needs, receiving comments and adopting community development projects, has been duly held by the City of Mansfield; and,

WHEREAS, After said public hearing and due consideration, the City Council of Mansfield determined that the project "Downtown Neighborhood Sidewalks (Southwest Quadrant)" is eligible for funding under this Act, and approved the filing of the application of said funding; and,

WHEREAS, it is understood that any funds not expended on the specifically approved project will revert to the Community Development Contingency Fund, and should any repayment of funds be required by HUD due to ineligible or non-refundable projects, the City would be responsible for repayment; and,

WHEREAS, funding for this contract is available from the Community Development Block Grant and Street Fund.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS, THAT:

SECTION 1.

The findings and recitations set out in the preamble are found to be true and correct and are hereby adopted by the City Council and made a part hereof for all purposes.

SECTION 2.

The said 2026 Community Development Block Grant Project for the City of Mansfield's Downtown Neighborhood Sidewalks (Southwest Quadrant) is hereby approved.

SECTION 3.

It is hereby officially found and determined that the meeting at which this Resolution is passed is open to the public as required by law and the public notice of the time, place, and purpose of said meeting was given as required.

SECTION 4.

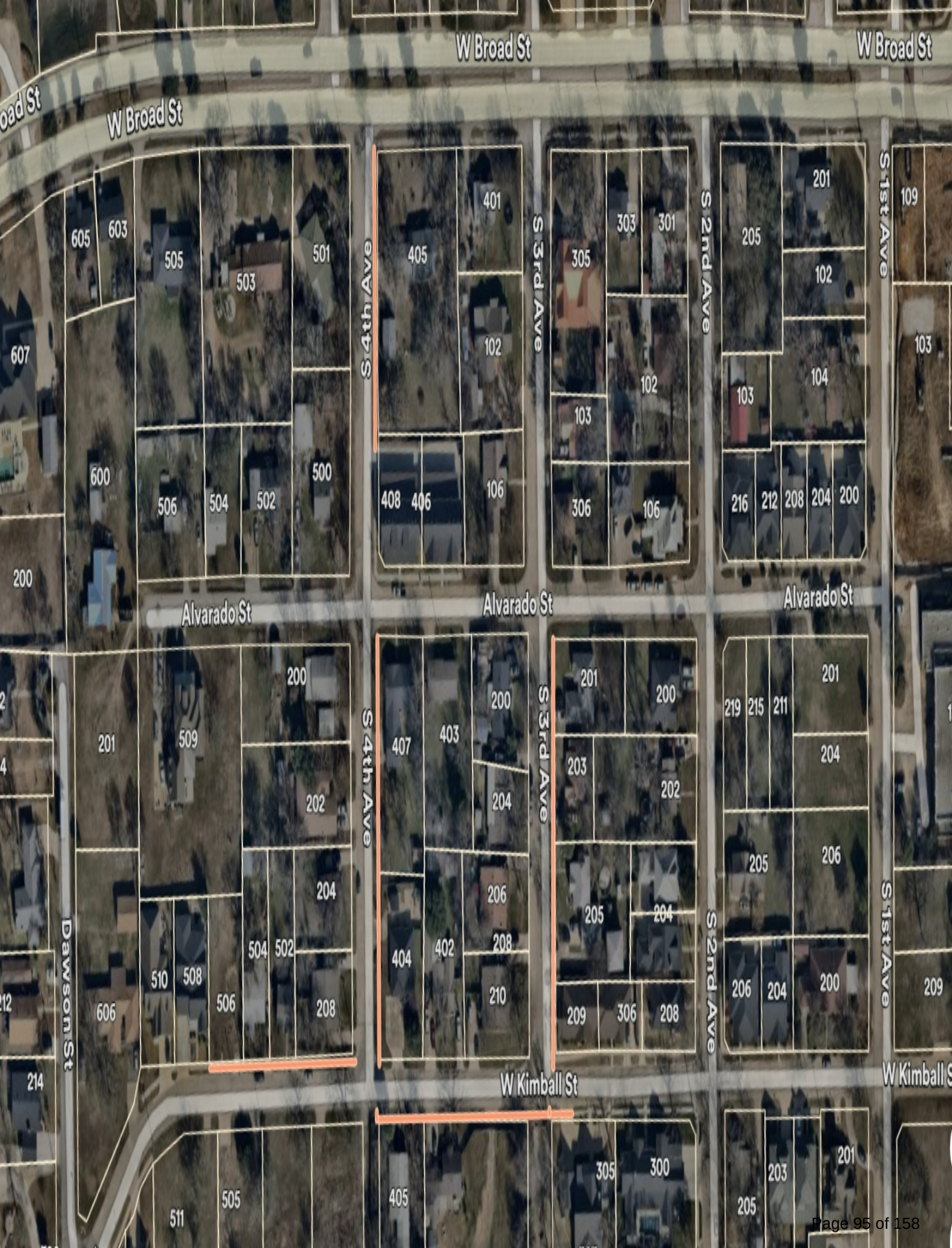
This Resolution shall be effective from and after its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MANSFIELD, THIS 23RD DAY OF FEBRUARY, 2026.

_____
Michael Evans, Mayor

ATTEST:

_____
Susana Marin, City Secretary


W Broad St
W Broad St
W Broad St
S 4th Ave
S 3rd Ave
S 2nd Ave
S 1st Ave
Alvarado St
Alvarado St
Alvarado St
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City of Mansfield
Staff Report

Item ID: 25-1514

Agenda Date: February 23, 2026

Title
25-1514: Ordinance - Public Hearing Continuation and Second and Final Reading on an Ordinance Considering a Request by Open Studio Architecture PLLC, for a Zoning Change from C-2 Community Business District to PD, Planned Development District, Being 5.866 Acres Located Within T.O. Harris Survey, Abstract No. 645 and Addressed as 2445 FM 157 (ZC25-002)

Description/History
Existing Use: Vacant
Existing Zoning: C-2 Community Business District

Surrounding Land Use & Zoning:
North – Existing Medical Office C-2 Community Business District and City of Arlington
South – Existing Commercial, C-2 Community Business District
East – FM 157 and City of Arlington
West – Existing Residential Oakview Estates, SF 7.5/12 Single-Family Residential

Thoroughfare Plan Specification:
FM 157 – Principal Arterial 6-Lane Divided
Turner Way – Local Road, City of Arlington

Mansfield 2040 Plan
The Mansfield 2040 Future Land Use Plan recommends this area for Retail and Office. The Retail & Office category is intended to provide shopping, employment, and commercial services to Mansfield residents and broader populations. Development within this category will largely rely on regional thoroughfares for the consumer and employment base; however, access to the local street and pedestrian networks should allow alternatives to vehicular access. Higher density residential development may be appropriate if ancillary to primary commercial and office uses, with consideration to supporting the local workforce needed within the area. All development should rely on shared access and utility conditions to narrow the impacts on municipal services and traffic generation.

Development should orient toward abutting thoroughfares with pedestrian scale lighting, transparent materials, and landscape improvements to soften the visual impact of high-intensity uses. The Retail & Office category should accommodate a variety of scales and services to attract and retain businesses that meet the needs of Mansfield's residents and passersby. As Retail & Office areas approach build-out or redevelopment, consideration should be given to retrofitting storefronts and parking conditions to promote the efficient optimization of available land.

Mansfield 2040 Analysis

The Mansfield 2040 Future Land Use Plan designates this area as Retail and Office, reflecting an intent to support employment-generating uses along the FM 157 corridor. At the same time,

the Plan includes goals and strategies that encourage housing diversity, compatible infill development, and integrated land use patterns that support complete places. The proposed configuration places commercial uses along the major thoroughfare while locating attached residential units behind them, consistent with the C-2 zoning provision that allows infill residential off primary corridors. In this way, the development reflects elements of both the Plan's emphasis on maintaining viable commercial corridors and its broader objectives related to transitions, efficient land use, and a wider range of housing options, resulting in a proposal that can be viewed as generally aligned with multiple, sometimes competing, policy directions within Mansfield 2040.

Site & Applicant Proposal Description
The 5.866-acre vacant property is generally located at the southwest intersection of Turner Way and FM 157, behind the existing Arlington Ear Nose & Throat office located at the hard corner. The site shares a western boundary with a City of Mansfield lift station, a drainage channel, and an existing single-family residential neighborhood (Oakview Estates). The southern boundary is shared with an existing commercial property (Durafit Seat Covers). To the north and east are city limit boundaries shared with the City of Arlington.

The applicant is proposing a Planned Development (PD) Zoning District to include two commercial buildings totaling approximately 21,200 square feet fronting FM 157 and 42 single-family townhome lots behind that commercial frontage for a horizontally mixed-use development.

In January 2024, the City Council adopted the Neighborhood Design Standards ordinance. The purpose of this ordinance is "to encourage compact, mixed-use, and pedestrian-oriented development so that the ordinary activities of daily living may occur within walking distance of most dwellings, creating sustainable and complete neighborhoods." The Neighborhood Design Standards are intended to be applied to commercially-zoned properties, and more specifically to C-2 zoned properties. See Section 155.057 of the Mansfield Zoning Code for more detail.

The subject property is seeking a PD to provide flexibility to a specific section of the Neighborhood Design Standards that requires developments seeking to add residential uses to a commercial zoned lot to place those residential uses 660 feet from thoroughfare intersections (Sec. 155.057(O)(5)(d)). The intersection of FM 157 and Turner Way is approximately 420 feet from the residential lots associated with this development. But for this 240 foot deviation, the proposed three-story townhomes would be permitted by right under the current zoning.

Overall Development Site Plan and PD Standards
The uses proposed in this PD include all uses in the C-2 Community Business District and attached single-family with limitations and prohibitions to the following uses:

- Mortuary or Funeral Chapel
- Nursing or Assisted Living Facility
- Auto Repair or Auto Service
- Car Wash
- Gas Station

The attached single-family is to be developed following the "Row House" or townhome standards within the Neighborhood Design Standards. The residential uses are proposed to be 3-stories with a half story rooftop deck. The minimum habitable area of the dwellings is 1,500

square feet for enclosed space, not including garages, patios, and porches.

All proposed residential units have rear alley-accessed 2-car garages. Access easements provide connections from the existing driveway at FM 157 to Turner Way. Turner Way is a ROW in the City of Arlington's jurisdiction and will require coordination during platting to obtain that connection point.

The PD standards include Land Use Phasing, Elevations, Landscape and Photometric Standards.

Land Use Phasing

The developer has provided standards that allow the development to be developed in a single phase, with the possibility of multiple phases, provided that no application for a building permit for residential construction may be issued prior to the commencement of the commercial development shown in the site plan.

Elevations

Elevations have been provided for the commercial and residential portions of the development. These elevations are part of the exhibits that will be attached to any adopted ordinance for this change of zoning. The elevations establish minimum finish and architectural standards that will be checked for compliance during permit review.

The commercial portion of development establishes a 70% masonry requirement that is adhered to on all facades. The developer has provided changes in materials and changes to wall and roof planes that help to break up the building from feeling monolithic. All other standards of the C-2 Community Business District are maintained within this PD. These include standards for items such as rooftop and dumpster screening, building articulations and façade variations.

The residential portion of the development provides three building types that are used throughout the development, creating architectural variety. All units utilize masonry products, with Building Type A utilizing brick and stucco, Building Type B utilizing brick and stone and Building Type C utilizing stone, stucco, and Spanish tile.

Landscape and Photometric Standards

The developer has provided a landscape plan and photometric standards. The purpose of these standards is to not only create a pedestrian-oriented development, but also to ensure adequate screening and ensure a consistent outdoor lighting theme that maintains compatibility with surrounding land uses.

Along the western edge, the developer proposes adding canopy trees along the shared property lines to the west. The landscape plan contemplates maintaining existing trees along the property line that can be saved or protected and filling in areas with new specimens. Where possible, this is done with a frequency of approximately a tree every 20 feet, on center.

Photometric standards are established in the PD to ensure that proposed lighting is adequately placed and utilizes full-cutoff/shielded lighting so as to not bleed to neighboring properties. Pedestrian scaled lighting is proposed along the residential access drives and appropriate

residential type fixtures are to be utilized on residential units as shown in Exhibit F- Lighting and Site Feature.

The main residential access drive's streetscape provides a landscape strip between the back of the curb and sidewalk to allow for appropriately spaced street trees and pedestrian-scaled lighting. This helps to create a more defined residential streetscape.

Development Review Committee Development Plan Comments

The Development Review Committee consists of various development service departments in the City of Mansfield. After reviewing the development proposal, the Development Review Committee has the following notes:

Prior to platting the subject property, the developer will need to:

- Confirm adequate turning movements through auto-turn or other analysis
- Confirm drainage coefficients meet engineering standards
- Adequately label easements and visibility triangles
- Confirm compliance with landscaping after exploring utility conflicts and final placement of ground-mounted equipment

To address concerns about potential traffic impacts at the intersection of Turner Way and FM 157, the Development Review Committee has initiated discussions with the City of Arlington to highlight the need for possible improvements. Arlington has already reviewed and documented needed upgrades at this intersection, both prior to and in conjunction with this development. Before this zoning application was submitted, a traffic signal and other traffic control measures had already been identified as warranted. While the traffic generated by this project does not create failing conditions, it does contribute additional support for the recommended improvements.

Traffic impacts have been preliminarily analyzed during the zoning process. As the project progresses through development entitlements, specifically platting, there is a need to demonstrate potential intersection improvements/signal needs at Turner Way and FM 157 (Cooper St) from a proportional level via an updated Traffic Impact Analysis.

Fiscal Impact Analysis
A financial analysis compared this proposal to development under the existing C-2 zoning, which could accommodate the proposed 21,000 square feet of commercial and an additional 25,000-square-foot professional office building.

Over a 25-year period, the proposed development is projected to generate approximately $7.5 million in total City revenue, compared to $5.8 million under the existing zoning scenario. After accounting for proportional operating costs, the project yields an estimated net fiscal benefit of about $3.6 million, roughly $1.5 million more than the net benefit under a fully commercial buildout. The proposal also increases the City’s long-term debt financing capacity and provides comparable additional sales tax revenue to both the Mansfield Park Facilities Development Corporation and the Mansfield Economic Development Corporation.

From an infrastructure standpoint, the residential component is expected to generate fewer daily vehicle trips than the additional office space allowed under current zoning while producing

additional roadway impact fee revenue. Overall, the mixed-use development pattern improves fiscal productivity on an infill site and supports the City's long-term financial sustainability objectives compared to development under the existing commercial zoning.

Summary
The proposed Planned Development (PD) utilizes the Neighborhood Design Standards (adopted January 2024) to create a horizontally mixed-use development on an existing vacant commercial parcel. The Neighborhood Design Standards were created to allow compact style housing to be designed to integrally connect to new neighborhood serving commercial uses.

The development proposal is accompanied by a comprehensive set of exhibits establishing design standards and guidelines to provide predicable site planning, architectural design, and overall development quality.

Strategic Initiative
Focus on the Future
Develop Strong Economy

Recommendation
On November 3, 2025, the Planning and Zoning Commission held a public hearing on ZC 25-002. During the public hearing there was dialogue from adjacent residents concerning traffic and access, setbacks and screening, and overall comments on visibility to existing homes to the west in Oakview Estates. The developer provided additional information and updates to illustrate how some of the concerns have either been explored or addressed.

The Planning and Zoning Commission met on December 1, 2025, and voted 4-2-1, to recommend approval of the zoning change with the added condition that a Certificate of Occupancy be obtained for a minimum of 25% of the commercial square footage prior to residential permit approval.

Ayes: Mainer, Lambert-Aikhionbare,, Moses, Axen
Nays: Godin, Walker
Abstain: Rozak

During the public hearing, there were continued concerns from the public concerning traffic and development intensity. If approved, the Development Review Committee would continue to facilitate discussions with the City of Arlington on possible future traffic improvements to their shared system with TxDOT.

On December 8, 2025, the City Council held a public hearing on the first reading of ZC 25-002. During the public hearing, City Council asked the developer to consider improvements to programmed green spaces (pocket parks), asked for updates to elevations that provided traditional architectural elements, and to provide a better understanding of scale in relation to the adjacent residential.

The City Council voted 7-0 to continue the public hearing to the second reading.

The developer has provided new exhibits to address comments provided during the December 8, 2025, City Council hearing.

Three programmed green spaces have been provided in the new (attached) Site Plan and Landscaping Plan. The largest area is approximately 3,000 square feet and includes a playground for residents. An additional area with a pergola is provided within a 2,100 square foot green space. Finally, the developer has also provided a small seating area within an 875 square foot space. All of these programmed areas add up to 5,975 square feet. The development is also providing a streetscape that connects residents and visitors to the commercial development. These areas are landscaped and add to the overall placemaking of the development.

Elevation updates provide more traditional architectural elements. These elements include reliance on masonry materials, balconies, delineations between floors with trim or a change of materials, and varied roof types and materials. To illustrate the overall scale of the development, the developer has provided a rendered view of the future development, which is provided in the updated Elevations Exhibit.

The Development Review Committee recommends approval.

Funding Source
N/A

Prepared By
Arty Wheaton-Rodriguez, Assistant Director of Planning - (817) 276-4245

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF MANSFIELD, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF MANSFIELD, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING ON THE HEREINAFTER DESCRIBED PROPERTY TO A PD, PLANNED DEVELOPMENT DISTRICT, FOR COMMERCIAL AND RESIDENTIAL USES FOLLOWING THE NEIGHBOHOOD DESIGN STANDARDS; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the Planning and Zoning Commission and the governing body of the City of Mansfield, Texas, in compliance with the laws of the State of Texas with reference to the amendment of Chapter 155 "Zoning" of the Code of Ordinances, City of Mansfield, Texas, have given the requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing opportunity to all property owners generally and to owners of the affected properties, the governing body of the City is of the opinion and finds that the Chapter 155 "Zoning" of the Code of Ordinances and Map should be amended.

NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS:

SECTION 1.

That Chapter 155 "Zoning" of the Code of Ordinances, City of Mansfield, Texas, be, and the same is hereby, amended by amending the Zoning Map of the City of Mansfield, to give the hereinafter described property a new zoning district PD, Planned Development District; said property being described in Exhibit "A" attached hereto and made a part hereof for all purposes.

SECTION 2.

That the use and development of the hereinabove described property shall be in accordance with the development standards shown in Exhibits "B-E", attached hereto and made a part hereof for all purposes.

SECTION 3.

That all ordinances of the City in conflict with the provisions of this ordinance be, and the same are hereby, repealed and all other ordinances of the City not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 4.

That the above-described property shall be used only in the manner and for the purposes provided for in the Chapter 155 "Zoning" of the Code of Ordinances, City of Mansfield, Texas of the City, as amended herein by the granting of this zoning classification.

SECTION 5.

That should any paragraph, sentence, subdivision, clause, phrase or section of this ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this ordinance as a whole or any part or provision thereof, other than the part so declared to be invalid, illegal or unconstitutional, and shall not affect the validity of the Chapter 155 "Zoning" of the Code of Ordinances, City of Mansfield, Texas as a whole.

SECTION 6.

That any person, firm or corporation violating any of the provisions of this ordinance or the Chapter 155 "Zoning" of the Code of Ordinances, City of Mansfield, Texas, as amended hereby, shall be deemed guilty of a misdemeanor and, upon conviction in the Municipal Court of the City of Mansfield, Texas, shall be punished by a fine not to exceed the sum of Two Thousand Dollars ($2,000.00) for each offense, and each and every day any such violation shall continue shall be deemed to constitute a separate offense.

SECTION 7.

This ordinance shall take effect immediately from and after its passage on second and final reading and the publication of the caption, as the law and charter in such cases provide.

FIRST READING APPROVED ON THE 8TH DAY OF DECEMBER 2025.

DULY PASSED ON THE SECOND AND FINAL READING BY THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS, THIS 23RD DAY OF FEBRUARY, 2026.

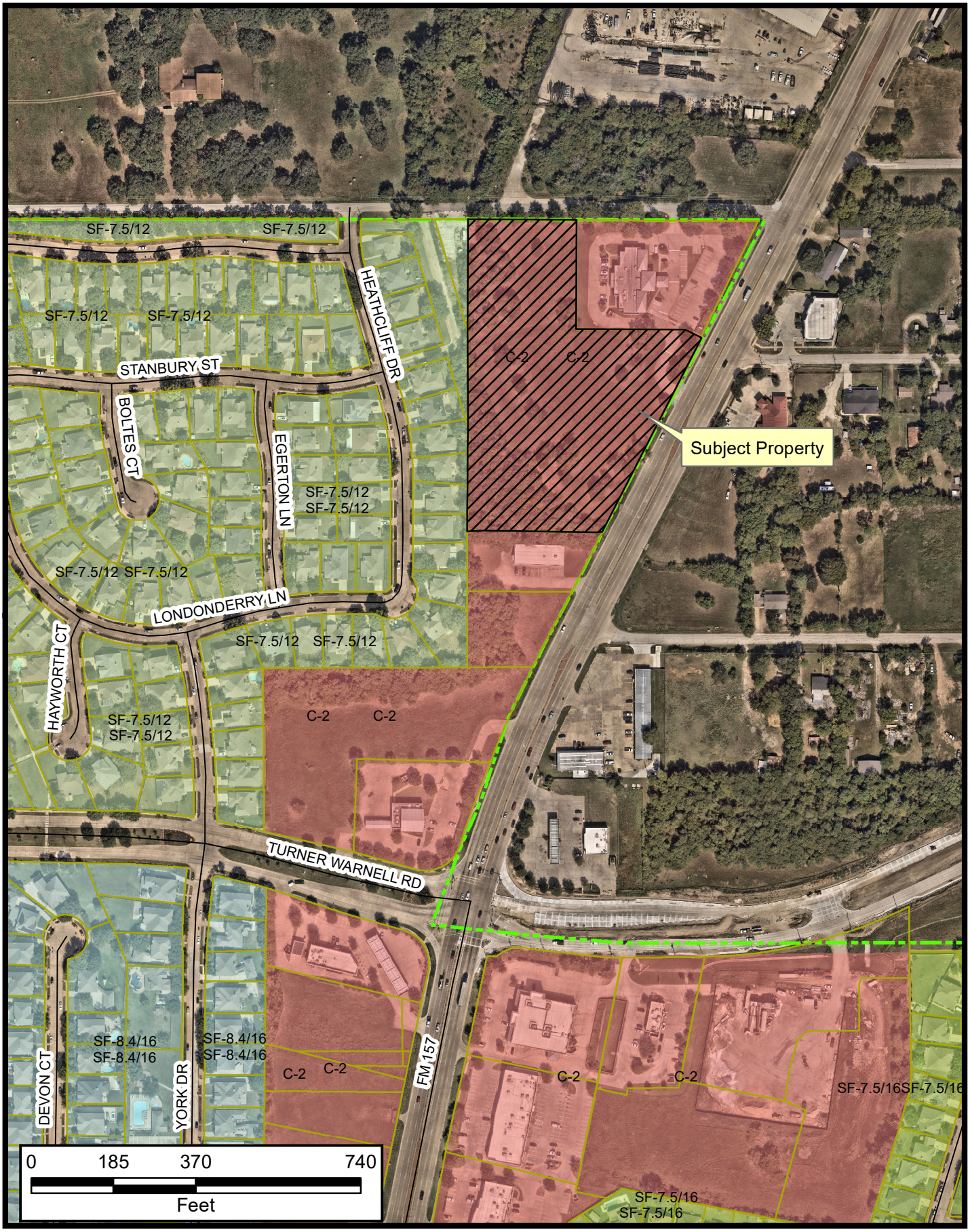
_____
Michael Evans, Mayor

ATTEST:

_____
Susana Marin, City Secretary

APPROVED AS TO FORM:

_____
Victor Flores, City Attorney



MANSFIELD TEXAS

ZC 25-002

This information is for illustrative purposes only. Not for design or development purposes. Site-specific studies may be required to obtain accurate feature locations. Every effort is made to ensure the information displayed here is accurate; however, the City of Mansfield makes no claims to its accuracy or completeness.

10/9/2025

Property Owner Notification for ZC 25-002

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
157 BUILDING SUPPLY	LOT 1	STEVENS, MICHAEL	3001 FM RD 157	MANSFIELD, TX	76063
157 BUILDING SUPPLY	LOT 2	MARTINEZ-SANTAMARIA, ROSA	6610 MERLOT LN	ARLINGTON, TX	76014
HARRIS, TEMPLE O SURVEY	A 645	TEXAS HEALTH RESOURCES	612 E LAMAR FL 6TH BLVD	ARLINGTON, TX	76011-4121
MANSFIELD M.O.B.	BLK 1	AMADOX II LLC	1300 S FIELDER RD	ARLINGTON, TX	76013-2396
OAKVIEW ESTATES ADDITION	BLK 3	OAKVIEW ESTATES HOA INC	PO BOX 203310	AUSTIN, TX	78720
OAKVIEW ESTATES ADDITION	BLK 3	OAKVIEW ESTATES HOA INC	PO BOX 203310	AUSTIN, TX	78720
OAKVIEW ESTATES ADDITION	BLK 3	BRANCH, SHARRA	3506 HEATHCLIFF DR	MANSFIELD, TX	76063
OAKVIEW ESTATES ADDITION	BLK 3	NORTON, NATHANIEL	3504 HEATHCLIFF DR	MANSFIELD, TX	76063
OAKVIEW ESTATES ADDITION	BLK 3	NINAS TRUST	3502 HEATHCLIFF DR	MANSFIELD, TX	76063
OAKVIEW ESTATES ADDITION	BLK 3	JOHNSON, DERRY W	3500 HEATHCLIFF DR	MANSFIELD, TX	76063-7612
OAKVIEW ESTATES ADDITION	BLK 3	GONZALEZ, RUBEN	3414 HEATHCLIFF DR	MANSFIELD, TX	76063-7610
OAKVIEW ESTATES ADDITION	BLK 3	HOLMES, KENDRA	3412 HEATHCLIFF DR	MANSFIELD, TX	76063
OAKVIEW ESTATES ADDITION	BLK 3	RHEA, DONALD W	3410 HEATHCLIFF DR	MANSFIELD, TX	76063-7610
OAKVIEW ESTATES ADDITION	BLK 3	CALHOUN, CRAIG S.	3408 HEATHCLIFF DR	MANSFIELD, TX	76063-7610
OAKVIEW ESTATES ADDITION	BLK 3	HAGA, C A	3406 HEATHCLIFF DR	MANSFIELD, TX	76063-7610
OAKVIEW ESTATES ADDITION	BLK 3	KAME, BENJAMIN R	3404 HEATHCLIFF DR	MANSFIELD, TX	76063-7610
OAKVIEW ESTATES ADDITION	BLK 3	TRINH, ROSANNA	3105 CREST LAKE CT	ARLINGTON, TX	76016-2010
OAKVIEW ESTATES ADDITION	BLK 3	2019-1 IH BORROWER LP	1717 MAIN ST STE 2000	DALLAS, TX	75201
OAKVIEW ESTATES ADDITION	BLK 3	OPENDOOR PROPERTY TRUST I	410 N SCOTTSDALE RD STE 1600	TEMPE, AZ	85288

Property Owner Notification for ZC 25-002

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
OAKVIEW ESTATES ADDITION	BLK 5	DAANE, PETER W	3413 HEATHCLIFF DR	MANSFIELD, TX	76063-7611
OAKVIEW ESTATES ADDITION	BLK 5	CALDWELL, RONALD D	3411 HEATHCLIFF DR	MANSFIELD, TX	76063-7611
OAKVIEW ESTATES ADDITION	BLK 5	MCGEE, CECILIA	3409 HEATHCLIFF DR	MANSFIELD, TX	76063
OAKVIEW ESTATES ADDITION	BLK 5	HORN, DAVID J	3407 HEATHCLIFF DR	MANSFIELD, TX	76063-7611
OAKVIEW ESTATES ADDITION	BLK 5	BENITEZ, BENNY	3405 HEATHCLIFF DR	MANSFIELD, TX	76063
OAKVIEW ESTATES ADDITION	BLK 5	SANDERS, WALTER E	104 LONDONDERRY LN	MANSFIELD, TX	76063-7608

PROPERTY DESCRIPTION

BEING A TRACT OF LAND SITUATED IN THE T.O. HARRIS SURVEY, ABSTRACT NO. 645, TARRANT COUNTY, TEXAS AND BEING PART OF A CALLED 7.828 ACRE TRACT DESCRIBED IN A DEED TO TEXAS HEALTH RESOURCES, A TEXAS NON-PROFIT CORPORATION, AS RECORDED IN INSTRUMENT NO. D209112000 OF THE OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS (O.P.R.T.C.T.) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID 7.828 ACRE TRACT AND BEING THE NORTHWEST CORNER OF LOT 1 OF 157 BUILDING SUPPLY ADDITION, AN ADDITION TO THE CITY OF MANSFIELD, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET A, SLIDE 849 OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS (P.R.T.C.T.), SAME BEING ON THE EAST LINE OF BLOCK 3 OF OAKVIEW ESTATES, AN ADDITION TO THE CITY OF MANSFIELD, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET A, SLIDE 3649, P.R.T.C.T.;

THENCE NORTH 0°04'03" EAST, WITH THE WEST LINE OF SAID 7.828 ACRE TRACT AND THE EAST LINE OF SAID BLOCK 3, TO AND WITH THE EAST LINE OF LOT 25R, BLOCK 3 OF OAKVIEW ESTATES, AN ADDITION TO THE CITY OF MANSFIELD, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET B, SLIDE 1710, P.R.T.C.T., TO AND WITH THE EAST LINE OF LOT 26 OF SAID BLOCK 3 (OAKVIEW ESTATES, CABINET A, SLIDE 3649, P.R.T.C.T), A DISTANCE OF 725.28 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TOPOGRAPHIC" SET FOR THE NORTHWEST CORNER OF SAID 7.828 ACRE TRACT AND THE NORTHEAST CORNER OF SAID LOT 26 AND BEING ON THE SOUTH RIGHT-OF-WAY LINE OF TURNER WAY;

THENCE SOUTH 88°41'57" EAST, WITH THE NORTH LINE OF SAID 7.828 ACRE TRACT AND SAID SOUTH RIGHT-OF-WAY LINE OF TURNER WAY, A DISTANCE OF 248.71 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "WIER";

THENCE SOUTH 1°19'27" WEST, PASSING AT A DISTANCE OF 2.93 FEET A 1/2" IRON ROD WITH CAP FOUND FOR THE NORTHWEST CORNER OF LOT 1, BLOCK 1 OF MANSFIELD M.O.B., AN ADDITION TO THE CITY OF MANSFIELD, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET A, SLIDE 9964, P.R.T.C.T. AND BEING ON SAID SOUTH RIGHT-OF-WAY LINE OF TURNER WAY AND CONTINUING WITH THE WEST LINE OF SAID LOT 1, BLOCK 1, FOR A TOTAL DISTANCE OF 244.88 FEET TO A 1/2" IRON ROD WITH CAP FOUND FOR THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK 1;

THENCE WITH THE SOUTH LINE OF SAID LOT 1, BLOCK 1 THE FOLLOWING:

SOUTH 88°41'33" EAST, A DISTANCE OF 244.92 FEET TO A 1/2" IRON ROD FOUND;

SOUTH 62°32’11” EAST, A DISTANCE OF 37.64 FEET TO A 1/2” IRON ROD WITH CAP FOUND FOR THE SOUTHEAST CORNER OF SAID LOT 1, BLOCK 1, SAME BEING ON THE EAST LINE OF SAID 7.828 ACRE TRACT AND BEING ON THE WEST RIGHT-OF-WAY LINE OF F.M. 157 (SOUTH COOPER STREET);

THENCE WITH SAID EAST LINE OF 7.828 ACRE TRACT AND SAID WEST RIGHT-OF-WAY LINE OF F.M. 157 (SOUTH COOPER STREET) THE FOLLOWING:

SOUTH 27°26’16” WEST, A DISTANCE OF 490.12 FEET TO A 1/2” IRON ROD WITH CAP STAMPED “WIER” FOUND;

NORTH 62°02’20” WEST, A DISTANCE OF 4.98 FEET TO A MAG NAIL FOUND;

SOUTH 27°35’17” WEST, A DISTANCE OF 30.41 FEET TO AN “X” CUT FOUND FOR THE SOUTHEAST CORNER OF SAID 7.828 ACRE TRACT AND THE NORTHEAST CORNER OF SAID LOT 1 (157 BUILDING SUPPLY ADDITION);

THENCE NORTH 88°24’16” WEST, WITH THE SOUTH LINE OF SAID 7.828 ACRE TRACT AND NORTH LINE OF SAID LOT 1 (157 BUILDING SUPPLY ADDITION), A DISTANCE OF 277.88 FEET TO THE PLACE OF BEGINNING AND CONTAINING 5.866 ACRES (255,506 SQUARE FEET) OF LAND.

STANDARD NOTES

EXISTING ZONING	COMMERCIAL
PROPOSED ZONING	PD
PROPOSED USE	RESTAURANT, RETAIL, & RESIDENTIAL

COMMERCIAL TRACT

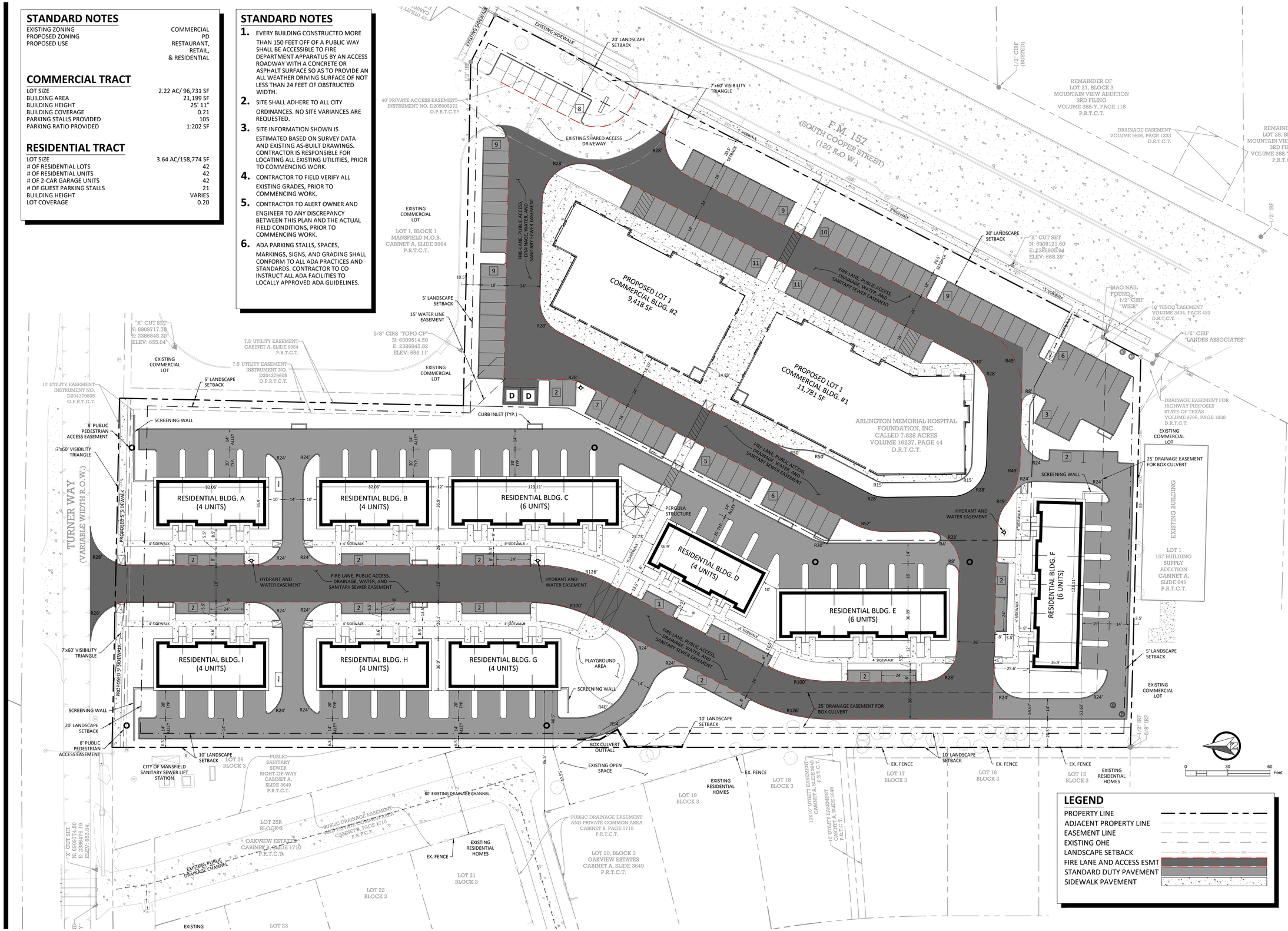
LOT SIZE	2.22 AC/ 96,731 SF
BUILDING AREA	21,199 SF
BUILDING HEIGHT	25' 11"
BUILDING COVERAGE	0.21
PARKING STALLS PROVIDED	105
PARKING RATIO PROVIDED	1:202 SF

RESIDENTIAL TRACT

LOT SIZE	3.64 AC/158,774 SF
# OF RESIDENTIAL LOTS	42
# OF RESIDENTIAL UNITS	42
# OF 2-CAR GARAGE UNITS	42
# OF GUEST PARKING STALLS	21
BUILDING HEIGHT	VARIES
LOT COVERAGE	0.20

STANDARD NOTES

1. EVERY BUILDING CONSTRUCTED MORE THAN 150 FEET OFF OF A PUBLIC WAY SHALL BE ACCESSIBLE TO FIRE DEPARTMENT APPARATUS BY AN ACCESS ROADWAY WITH A CONCRETE OR ASPHALT SURFACE SO AS TO PROVIDE AN ALL WEATHER DRIVING SURFACE OF NOT LESS THAN 24 FEET OF OBSTRUCTED WIDTH.
2. SITE SHALL ADHERE TO ALL CITY ORDINANCES. NO SITE VARIANCES ARE REQUESTED.
3. SITE INFORMATION SHOWN IS ESTIMATED BASED ON SURVEY DATA AND EXISTING AS-BUILT DRAWINGS. CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES, PRIOR TO COMMENCING WORK.
4. CONTRACTOR TO FIELD VERIFY ALL EXISTING GRADES, PRIOR TO COMMENCING WORK.
5. CONTRACTOR TO ALERT OWNER AND ENGINEER TO ANY DISCREPANCY BETWEEN THIS PLAN AND THE ACTUAL FIELD CONDITIONS, PRIOR TO COMMENCING WORK.
6. ADA PARKING STALLS, SPACES, MARKINGS, SIGNS, AND GRADING SHALL CONFORM TO ALL ADA PRACTICES AND STANDARDS. CONTRACTOR TO CO INSTRUCT ALL ADA FACILITIES TO LOCALLY APPROVED ADA GUIDELINES.



LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EASEMENT LINE
- EXISTING OHE
- LANDSCAPE SETBACK
- FIRE LANE AND ACCESS ESMT
- STANDARD DUTY PAVEMENT
- SIDEWALK PAVEMENT

BEAR LAND CO.
TBPE FIRM NUMBER:
F-22218

PROFESSIONAL SEAL:

REVISION(S): DATE:

PROJECT BENCHMARKS:

BM#1 - DESC.
Elev:
N:
E:
BM#2 - DESC.
Elev:
N:
E:
(As provided by xxxxxxx)

811
Know what's **below.**
Call before you dig.

PROJECT INFORMATION:

FALCON CROSSING
(CASE NUMBER: ZC 25-002)

BEAR LAND COMPANY

SHEET TITLE:

SITE DEVELOPMENT PLAN

SHEET NUMBER:

EXHIBIT B

FALCON CROSSING, ZC 25-002
PLANNED DEVELOPMENT
LAND USE AND DEVELOPMENT REGULATIONS
MANSFIELD, TEXAS

PURPOSE AND INTENT.

The purpose and intent of this PD, PLANNED DEVELOPMENT , is to facilitate the coordinated development of a high-quality horizontally mixed-use commercial and attached single-family residential uses. The property is intended to be developed for a community focused retail and attached single-family residential dwellings on approximately 5.872 Acres Temple O. Harris Survey, Abstract 645 Tarrant County, Texas.

LAND USE AND DEVELOPMENT REGULATIONS.

This Planned Development (PD) District must adhere to the development standards and regulations of the C-2 Community Business District, and the Neighborhood Design Standards Overlay, and more generally the Mansfield Code of Ordinances, as amended, unless otherwise specified by the deviations listed herein. Any such deviations are intended to accommodate the unique design or operational needs of this Planned Development while maintaining overall consistency with the Mansfield Zoning Ordinance and community development character. Where these regulations conflict with or overlap another ordinance, easement, covenant or deed restriction, priority and preference shall be provided to these regulations.

ESTABLISHMENT OF PLANNED DEVELOPMENT LAND USE PHASING.

Development under the PD, Planned Development District, may occur as a single phase, or as multiple phases, provided that no application for a building permit for residential construction shall be made by the Developer (or their successors) prior to the commencement of the commercial development as shown in *Exhibit B* – Site Plan and PD Standards.

ZONING AND LAND USE.

1. *Permitted Land Uses*. Uses in this PD shall be those permitted in the C-2 Community Business District and Attached Single-Family (to follow standards as Row Houses in 155.057 Neighborhood Design Standards, with the exceptions outlined herein and the exception that housing residential uses can be within 660 feet of throughfare intersections, as show in *Exhibit B and C* – Site Plan and PD Standards).

2. *Prohibited Uses*. The following uses, which are typically permitted in the C-2 Community Business District, are prohibited in this PD Planned Development:

    a. Commercial uses in single-family attached dwelling units, except those allowed by home occupation or cottage industry laws
    b. Mortuary or Funeral Chapel.
    c. Nursing or Assisted Living Facility.

d. Auto Repair or Auto Service.
e. Car Wash.
f. Gas Station.

DEVELOPMENT REGULATIONS.

The PD Planned Development shall follow the development regulations of the C-2 Community Business District (including the Neighborhood Design Standards), as amended, for all identified commercial buildings in *Exhibit C*, with the following additions and exceptions:

1. *Architectural Elevations and Standards*.

    a. Construction plans for the commercial uses shall comply with the façade drawings attached hereto as *Exhibit E*, Elevations.

    b. Each elevation of all commercial structures must meet the minimum color and material schedule mix shown in *Exhibit E*.

    c. Construction plans for the Row House uses shall generally comply with the façade drawings attached hereto as *Exhibit E*, Elevations.

    d. In order to provide architectural variety, the Row House portion of this development shall provide alternating materials and color palettes for the non-attached units. No more than four (4) building wall materials may be used on the exterior of any principal building or any outbuilding, excluding balconies, bay windows, patios, porches, exterior shutters, trim, and other such architectural features.

    e. Sloped roofs shall only be clad in asphalt shingle, slate, metal, or terra cotta tile. Principal roofs where low-slope (i.e. flat), shall be surrounded by a horizontal parapet wall no less than two-and-a-half (2.5) feet where the rood deck meets the parapet wall on all sides.

    f. Ancillary roofs may be sheds angled no less than 2:12.

2. Row House Site and Building Standards.

    Row Houses shall conform to Section 155.057; Neighborhood Design Standards with the exceptions outlined herein this PD, Planned Development.

    a. There is no minimum lot width

    b. Lot coverage shall not exceed 100 percent.

    c. The minimum habitable area for a principle building shall be 1,500 square feet for enclosed space, not including garages, patios, and porches.

d. All lots shall be accessed from a rear alley.

e. Building height is limited by stories and is measured from the highest adjacent sidewalk grade. Stories shall not exceed more than 18 feet in height.

f. Building height shall be measured from finished floor to the top of roof and/or parapet.

g. Principal buildings shall have a maximum height of three-and-a-half (3.5) stories.

h. Balconies, bay windows, and such are permitted to encroach into the front setback up to 100 percent of its depth.

i. Dooryards may be raised a minimum of one (1) foot from average sidewalk grade at the frontage and shall be no less than five (5) feet deep.

j. Dooryard fences and walls shall be four (4) feet in height.

k. An evergreen hedge may replace a fence or a wall.

l. All stoops shall be no less than five (5) feet in depth and shall be between four (4) and six (6) feet in width.

m. Stoops may encroach into the front setback up to 100 percent of its depth and may be recessed into the main volume of the row house where setbacks are less than five (5) feet.

n. Building walls shall be finished in brick, stucco, or stone. Cementitious fiber board, and wood may only be used as an accent material and where used on a single building, shall not exceed thirty-five (35) percent of the total building wall area.

3. Parking & Loading. Off-street parking and loading standards for the entire PD Planned Development shall meet the standards set forth in Sec. 155.091 of the Mansfield Zoning Ordinance, as amended, or comply with what is shown in *Exhibit B and C*

4. Landscaping and Screening. The overall Landscaping Plan, attached hereto as *Exhibit D*, Landscaping, shall serve as the landscape plan for the development. All landscape buffers and passive space will follow 155.092 Landscaping and Screening Standards.

   a. Rooftop mechanical equipment shall be fully screened from view on all sides by parapet walls of which shall be at least six (6) inches greater than the height of the equipment.

   b. Ground mounted equipment, where practicable shall be oriented to the rear or sides of lots. Ground mounted equipment located along a building frontage shall be

visually screened by a screening structure or by landscaping, either of which shall be equal or greater than the height of the equipment.

c. Outdoor recycling collection receptacles shall not be located along any building frontage and shall be located towards the rear or side of buildings and lots. Outdoor recycling collection receptacles shall be located off a rear alley where available. All outdoor recycling receptacles shall be visually screened on three (3) sides by opaque walls made of brick, stone, wood, or metal fencing, and at least eight (8) feet in height. Access doors into the outdoor recycling receptacle shall be constructed of opaque metal or wood matching the height of the wall. All walls and access doors shall screen the outdoor receptacle from view on all sides. Lids are required on all outdoor receptables that are not in a roofed enclosure.

5. Outdoor Lighting. Photometric Plans must be submitted for all sites within this PD Planned Development. The Photometric Plan must demonstrate compliance with the following conditions. These conditions ensure a consistent outdoor lighting theme across the entire development.

   a. All lots must follow the Master Outdoor Lighting Concept Plan attached hereto as *Exhibit F*, Lighting Plan and Site Features, with particular focus on light location and spacing along the common access drives and development entry driveways.

   b. All outdoor lighting fixtures, including parking lot lighting and exterior building lighting, must be DarkSky compliant. This is defined as targeting light only where needed by having all luminaries utilize a full-cutoff, or fully shielded design, so as to have no light emitted above 90 degrees.

   c. Color Temperature of all fixtures: 2700K.

   d. Maximum height of parking lot lights (commercial uses only): 30 feet.

   e. Minimum setback of all parking lot lights form public right of way: 12 feet.

   f. Parking lot light poles and fixtures shall be metal of a Dark Bronze color and shall be consistent in design with the wholesale/retail warehouse lot.

   g. Light levels may not exceed 0.50-foot candle at the project property line along the public rights of way.

   h. Details of Row House alley side lighting will be provided in *Exhibit F*, Lighting Plan and Site Features and selected from residential character lighting similar to styles shown in *Exhibit F*, Lighting Plan and Site Features.

   i. Pedestrian scaled lighting similar in style and shown in *Exhibit F*, Lighting Plan and Site Features. Examples are required to be appropriately spaced so as not

interfere with the tree canopy, where possible and on both sides of the residential access easement. Maximum spacing shall be every 60 feet.

6. Signage. All signs within this PD Planned Development shall meet the standards of Sec. 155.090 of the Mansfield Zoning Ordinance, as amended.

7. Sidewalks. All sidewalks shall be a minimum of 5 feet in width.

HOMEOWNERS ASSOCIATION

After twenty-five (25%) percent of the single-family residences are individually owned, the owners shall create a Declaration of Covenants, Conditions, and Restrictions ("Covenants") to maintain community standards (more commonly known as Homeowners Association guidelines).

These Covenants shall include, but not be limited to by-laws, assessments, voting rights, landscaping. All Covenants must conform to the Texas Property Code and applicable federal laws such as the Fair Housing Act.

TRAFFIC IMPACT

Traffic impacts have been preliminarily analyzed during the zoning process. As the project progresses through development entitlements, specifically platting, there is a need to demonstrate potential intersection improvements/signal needs at Turner Way and FM 157 (Cooper St) from a proportional level via an updated Traffic Impact Analysis.

DEFINITIONS

Terms in this PD, Planned Development shall have the meanings as defined in Section 155.012 of the Mansfield Code of Ordinances, unless expressly defined herein. Where terms are not defined in this PD, Planned Development or in Section 155.012, such terms shall have ordinarily accepted meanings such as the context applies.

Ancillary Roof. A secondary structure attached to the principal structure, typically in the form of a one-story structure attached to a two-story structure, or a roof above the staircase which is not part of the main roof.

Arch. A curved symmetrical structure spanning an opening and typically supporting the weight of a bridge, roof, or wall above it.

Attic. The interior part of a building contained within a pitched roof structure.

Brownstone. A single-family dwelling that shares a part wall with another of the same type and it occupies the full width of the front lot line (Synonym: Row House, Single-Family Attached).

Building Elevation. An exterior wall of a building (Synonym: Building Façade).

Building Frontage. The area between a building elevation and the public right-of-way, it is inclusive of its built and planted components.

Building Height. The vertical extent of a building measured in stories.

Driveway. A vehicular lane within a lot, often leading to a garage.

Dooryard Frontage. A building frontage type with a shallow setback and a front garden or a patio, usually with a low wall or hedge at the lot line (Variant: Lightwell, Light Court).

Glazing. The portion of a building elevation that is comprised of transparent glass, and that is usually set in doors and windows.

Lot. A parcel of land accommodating a building or buildings under single ownership.

Lot Coverage. The percentage of any lot that may be covered by buildings and other roofed structures.

Lot Line. The boundary that legally and geometrically demarcates a lot.

Open Space. The land is open to the sky and is specifically set aside for areas of structured or unstructured recreation and the enhancement of the urban environment (i.e. landscaped areas and hardscaped areas).

Porch. An open-air room appended to a building, with floor and roof, but no walls on at lest two (2) sides. Typical porch provided on *Exhibit E*.

Rear Alley. A private right-of-way, or access easement, designed to be a secondary means of vehicular access to the rear or to the side of lots; a rear alley may connect to a vehicular driveway located to the rear of the lots providing access to accessory buildings, service areas, and parking, and may contain utility easements.

Stoop Frontage. A building frontage wherein the building elevation is aligned close to the front lot line with the first story elevated from the sidewalk for privacy, and with an exterior stair and a landing at an entrance.

Story. A habitable level within a building, excluding an attic or a raised basement.

ADMINISTRATIVE APPROVAL OF SITE PLANS

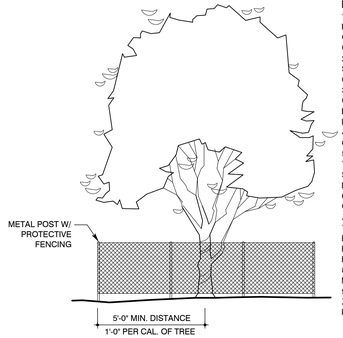
Site plans that comply with all development-related ordinances and this PD Planned Development Ordinance shall be administratively approved by the Planning Department.

Substantial deviations or amendments from these development standards or site plan must be processed in the same manner as the original approval. The application for an amendment or

revision must include all land described in the original ordinance that approved the PD Planned Development.

The city manager or designee may approve minor amendments or revisions to these PD Planned Development regulations provided the amendment or revision does not significantly:

1. Alter the basic relationship of the proposed uses to adjacent uses;
2. Change the uses approved;
3. Increase the approved densities, site coverage, or floor areas;
4. Decrease on-site parking requirements beyond 10 percent;
5. Reduce minimum yards or setbacks; or
6. Change traffic patterns.

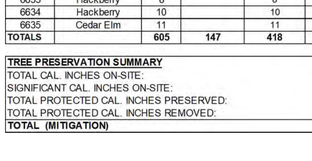


NOTES:
1. LANDSCAPE SUBCONTRACTOR TO PROVIDE PRUNING AND FERTILIZATION FOR ALL EXISTING TREES TO BE PRESERVED BY A CITY OF SAN ANTONIO TREE MAINTENANCE LICENSED AND I.S.A CERTIFIED ARBORIST.
2. APPLY APPROVED SLOW-RELEASE FERTILIZER INJECTED INTO SOIL BEFORE CONSTRUCTION COMMENCES AND AGAIN AFTER CONSTRUCTION IS COMPLETE.
3. ALL PRUNING OF EXISTING TREES MUST COMPLY WITH THE CITY OF SAN ANTONIO'S APPROVED PRUNING DETAIL AND IS TO BE DONE UNDER THE FIELD DIRECTION OF THE OWNER AND/OR LANDSCAPE ARCHITECT.
4. PROTECTIVE FENCING MUST BE IN PLACE BEFORE ANY CONSTRUCTION ACTIVITIES MAY COMMENCE.
5. PROTECTIVE FENCING TO BE A MIN. 4'-0" HT. EXTENDING FROM TRUNK 12" PER CALIPER INCH OF TREE (MINIMUM 5'-0" ON ONE SIDE ONLY). THE OPTIMUM DISTANCE IS TO INSTALL FENCE DIRECTLY BENEATH DRIPLINE OF TREE AS SHOWN.
6. PROTECTIVE FENCING TO BE STAKED IN FIELD BY CONTRACTOR AND APPROVED BY OWNER AND/OR LANDSCAPE ARCHITECT.
7. DURING CONSTRUCTION, NO EXCESS SOIL, FILL MATERIAL, EQUIPMENT, LIQUIDS, OR CONSTRUCTION DEBRIS SHALL BE PLACED WITHIN THE PROTECTIVE FENCING, NOR SHALL ANY SOIL BE REMOVED FROM WITHIN THE FENCING.
8. APPLY COARSE GROUND OR SHREDDED ORGANIC BARK MULCH TO 6" DEPTH @ ALL EXISTING TREES TO BE PRESERVED.
9. THE PROPOSED FINISH GRADE WITHIN THE ROOT PROTECTION ZONE ("RPZ") OF ANY TREE TO BE PRESERVED SHALL NOT BE RAISED OR LOWERED MORE THEN THREE (3) INCHES.

EXISTING TREE PRESERVATION AND REMOVAL NOTES:
1. UNLESS OTHERWISE SPECIFICALLY INDICATED, THIS DOCUMENT SHOWS ONLY EXISTING PROTECTED-SIZE TREES AS DEFINED BY THE CITY OF CITY OF MANSFIELD UNIFIED DEVELOPMENT CODE (THE "UDC") IN EFFECT ON THE DATE HEREOF.
2. CONTRACTOR IS SOLELY RESPONSIBLE FOR INSPECTING THE PROJECT SITE AND DETERMINING FOR HIMSELF IF OTHER EXISTING TREES, SHRUBS, OR VEGETATION ARE PRESENT WHICH MUST BE REMOVED IN ORDER TO CONSTRUCT THE IMPROVEMENTS PROPOSED HEREBY.
3. BY ACT OF SUBMITTING A BID TO REMOVE THE EXISTING TREES SHOWN ON THIS PLAN, CONTRACTOR WARRANTS THAT HE (A) HAS PERSONALLY VISITED THE PROJECT SITE, (B) HAS INVESTIGATED THE EXISTING CONDITIONS SUFFICIENTLY TO DETERMINE WHAT, IF ANY, ADDITIONAL EXISTING TREES, SHRUBS, AND VEGETATION MUST BE REMOVED IN ORDER TO CONSTRUCT THE IMPROVEMENTS PROPOSED HEREBY, AND (C) HAS A CLEAR UNDERSTANDING OF THE TERMS "PROTECTED TREE, SIGNIFICANT TREE, HERITAGE TREE, AND FLOOD PLAIN, AND OF ANY OTHER CITY GUIDELINES, STANDARDS, AND REQUIREMENTS WHICH MAY IMPACT REMOVAL OF THE EXISTING TREES DEPICTED ON THIS PLAN.
4. IN THE EVENT CONTRACTOR ENCOUNTERS ADDITIONAL EXISTING TREES, SHRUBS, AND VEGETATION NOT SHOWN ON THIS PLAN, BUT WHICH MUST REASONABLY BE REMOVED IN ORDER TO CONSTRUCT THE IMPROVEMENTS PROPOSED HEREBY, CONTRACTOR SHALL REMOVE THE ADDITIONAL EXISTING TREES, SHRUBS, AND VEGETATION AT NO ADDITIONAL COST TO THE OWNER, SUBJECT TO ANY APPLICABLE REQUIREMENTS, GUIDELINES, STIPULATIONS, OR APPROVALS ENFORCED BY THE CITY OF MANSFIELD.

TREE PROTECTION DETAIL
NOT TO SCALE

PRUNING NOTES:
1. ALL PRUNING IS TO BE DONE BY A LICENSED ARBORIST UNDER THE FIELD DIRECTION OF THE OWNER AND/OR LANDSCAPE ARCHITECT.
2. WHERE FEASIBLE, PRUNE TREES BEFORE COMMENCEMENT OF CONSTRUCTION.
3. PAINT ALL WOUNDS ON OAK TREES WITHIN 30 MINUTES OF PRUNING.



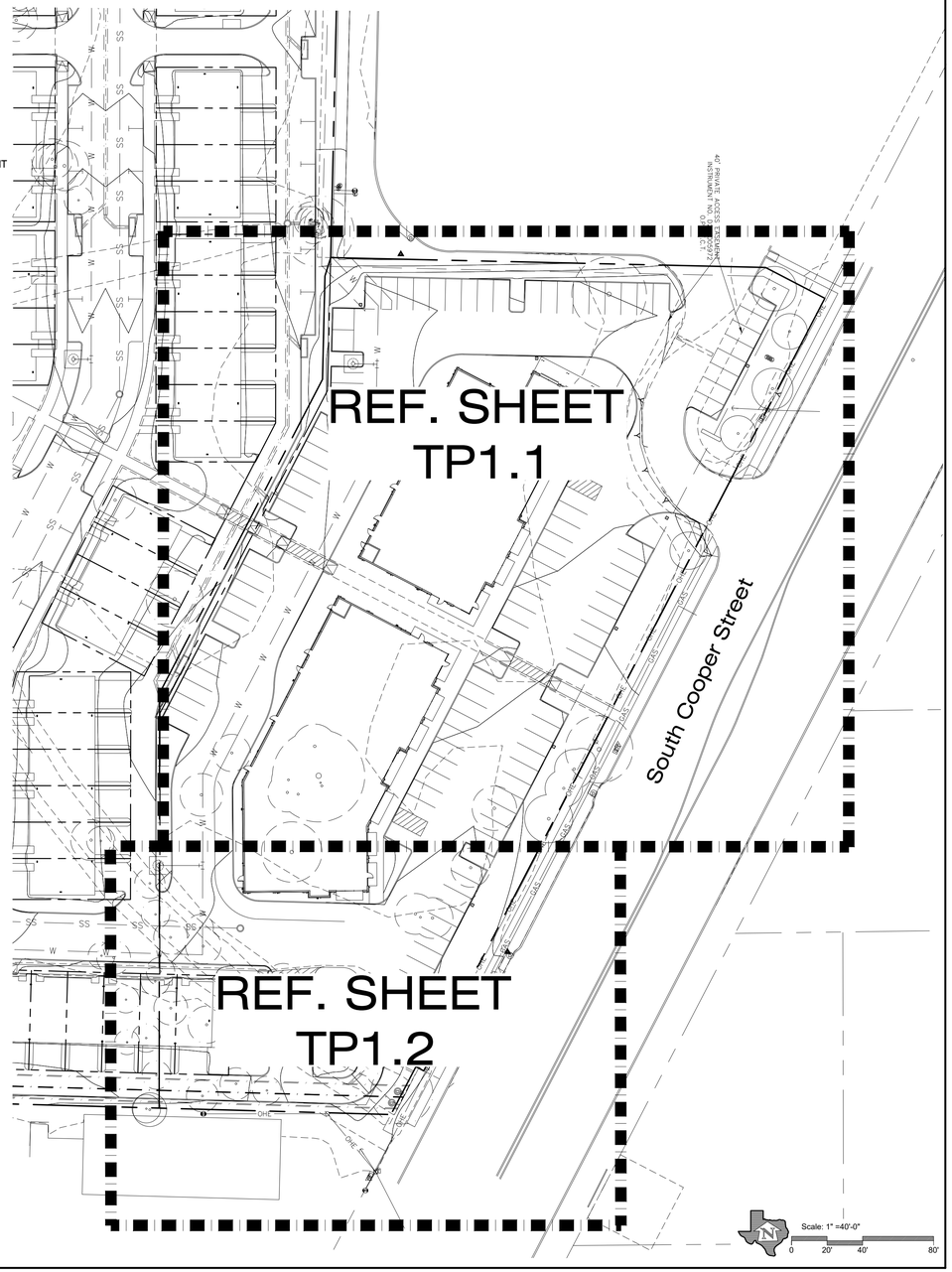
A = FIRST CUT. TO PREVENT BARK FROM PEELING WHEN THE BRANCH FALLS.
B = SECOND CUT. TO REDUCE THE WEIGHT OF THE BRANCH.
C = FINAL CUT. ALLOW FOR A HEALING COLLAR BUT DO NOT LEAVE A STUB.

TREE PRUNING DETAIL
NOT TO SCALE

EXISTING PROTECTED TREE INVENTORY
September 22, 2025

			PROTECTED TREES			
TAG #	SPECIES	SIZE	SIGNIFICANT PRESERVED	SIGNIFICANT REMOVED	CAL. INCHES EXEMPT	COMMENTS
2824	Pecan	15		15		
2825	Hackberry	13		13		
2826	Hackberry	14		14		
2827	Hackberry	12		12		
2828	Hackberry	11		11		
2829	Hackberry	17		17		
2830	Mesquite	45		45		
2831	Gum Bumelia	7		7		
2832	Hackberry	6		6		
2833	Hackberry	26		26		
2834	Hackberry	15		15		
2835	Hackberry	11		11		
2836	Hackberry	15		15		
2837	Hackberry	14		14		
2838	Hackberry	17		17		
2839	Hackberry	19	19			
2840	Hackberry	13	13			
2841	Red Cedar	14	14			
2842	Mesquite	8	8			
2843	Hackberry	31		31		
2844	Red Cedar	13	13			
2845	Live Oak	19	19			
2846	Red Cedar	10	10			
2847	Red Cedar	15	15			
2848	Live Oak	19	19			
2849	Live Oak	17	17			
2850	Pecan	35		35		
2853	Red Cedar	15		15		
6571	Hackberry	8		8		
6573	Cedar Elm	12		12		
6574	Cedar Elm	7		7		
6575	Cedar Elm	11		11		
6628	Hackberry	10		10		
6629	Mesquite	12		12		
6630	Black Willow	27			27	Prohibited tree; Removed
6631	Osage Orange	13			13	Prohibited tree; Removed
6632	Hackberry	10		10		
6633	Hackberry	8		8		
6634	Hackberry	10		10		
6635	Cedar Elm	11		11		
TOTALS		605	147	418	40	

TREE PRESERVATION SUMMARY	
TOTAL CAL. INCHES ON-SITE:	605
SIGNIFICANT CAL. INCHES ON-SITE:	565
TOTAL PROTECTED CAL. INCHES PRESERVED:	147
TOTAL PROTECTED CAL. INCHES REMOVED:	418
TOTAL (MITIGATION)	**418**



Open studio architecture
6122 DeZavala Rd.
San Antonio, Texas 78249
Tel: 210.417.4307
www.openstudio-usa.com

REGISTERED LANDSCAPE ARCHITECT
JON ROBINSON
2375
STATE OF TEXAS
10.8.25

Revisions		
Number	Description	Date

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SHOPS AT FALCON CROSSING

2445 FM RD. 157
S. Cooper Street & Turner Way
Mansfield, TX, 76063

project #: 23.187
date: 9.24.25
drawn by: al
checked by: jr
drawing title:

OVERALL TREE PRESERVATION PLAN

drawing number:

TP1.0

EXISTING TREE LEGEND

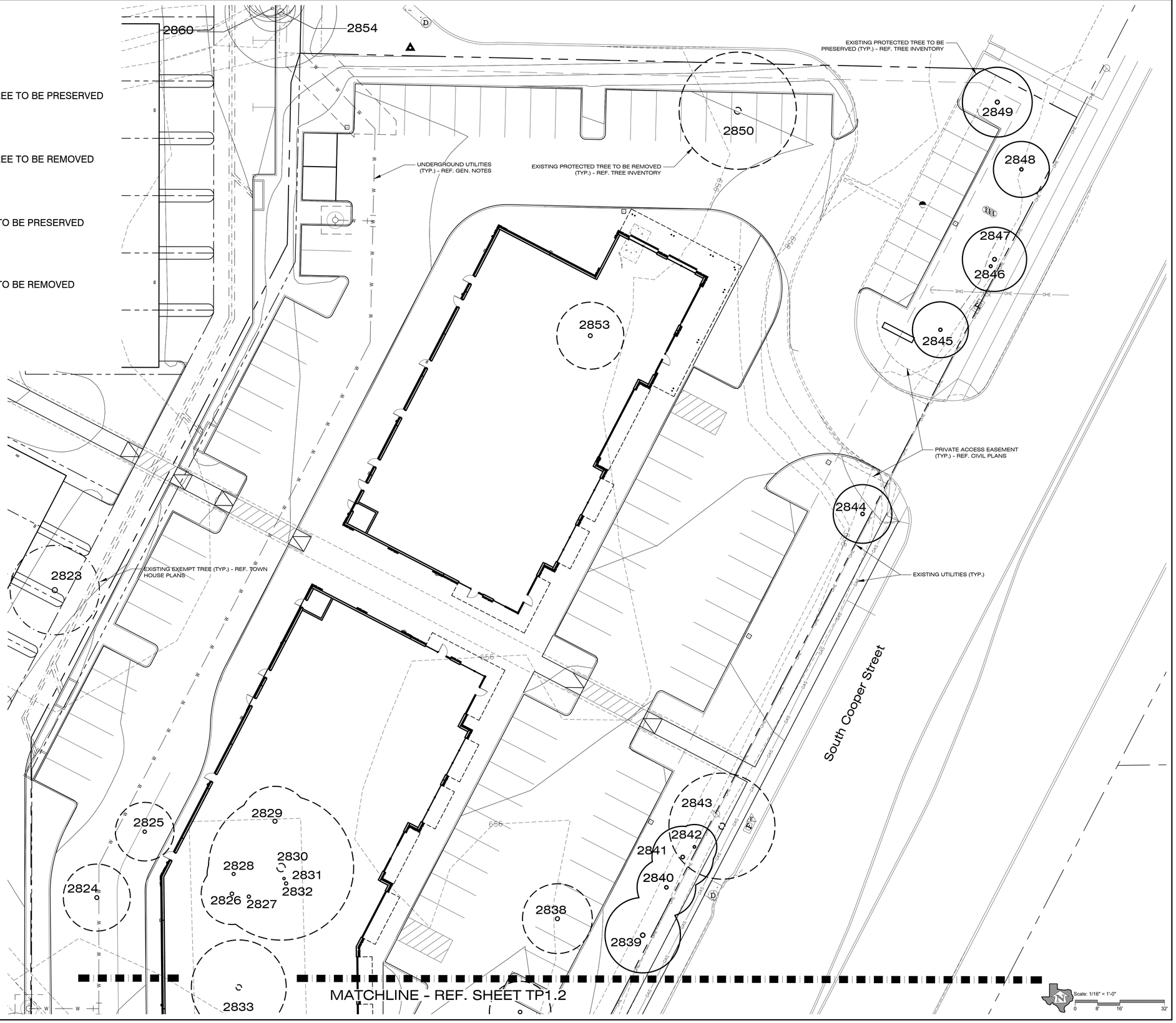
007 = EXISTING PROTECTED TREE TO BE PRESERVED

007 = EXISTING PROTECTED TREE TO BE REMOVED

007 = EXISTING EXEMPT TREE TO BE PRESERVED

007 = EXISTING EXEMPT TREE TO BE REMOVED

007 = EXISTING OFF-SITE TREE



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S. Cooper Street & Turner Way
Mansfield, TX, 76063

project #:	23.187
date:	9.24.25
drawn by:	al
checked by:	jr

drawing title:

ENLARGED TREE PRESERVATION PLAN

drawing number:

TP1.1

EXISTING TREE LEGEND

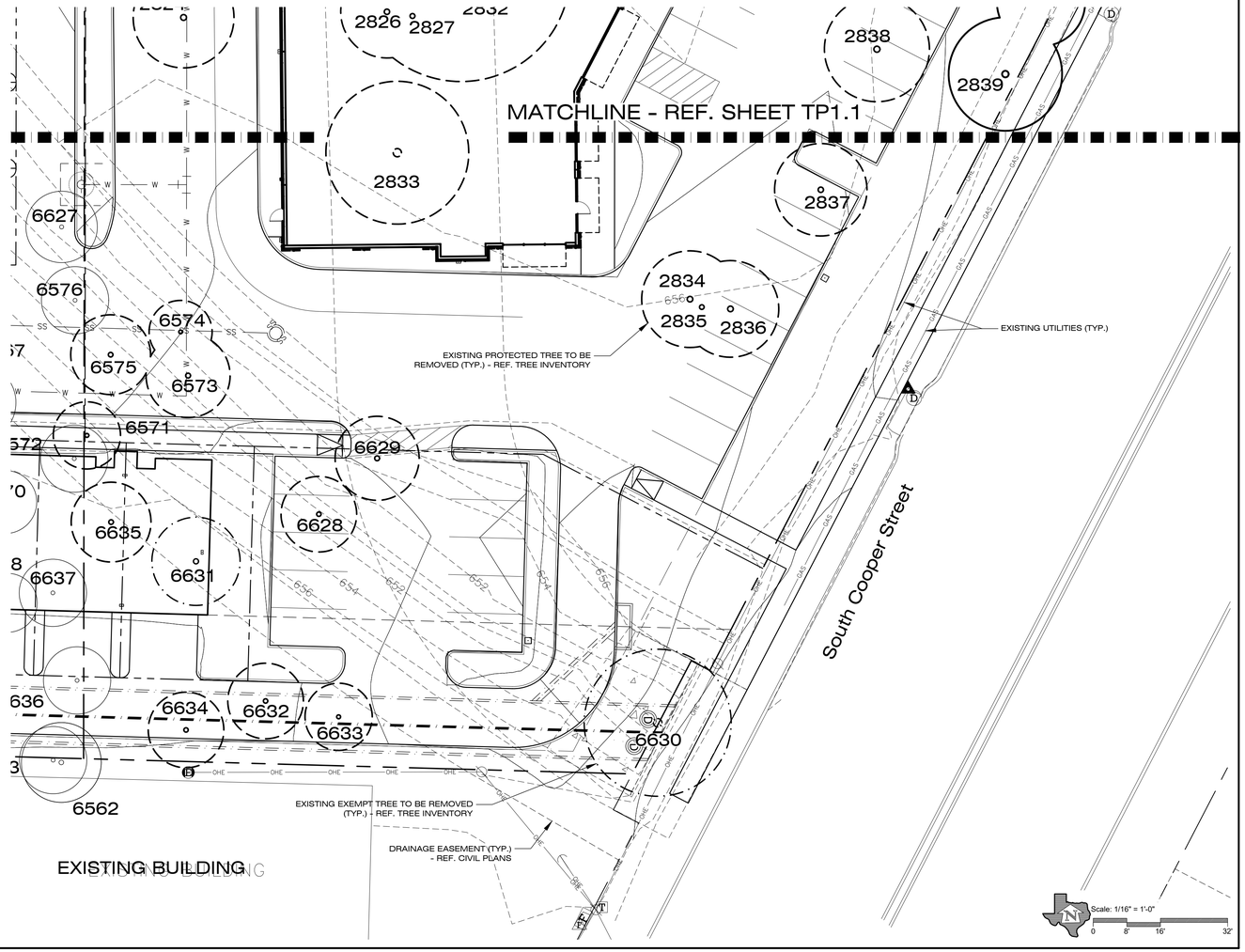
007 = EXISTING PROTECTED TREE TO BE PRESERVED

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ENLARGED TREE PRESERVATION PLAN

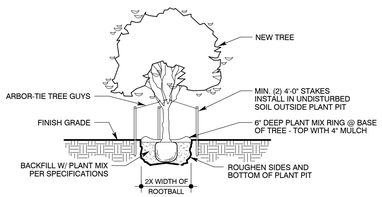
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TP1.2

PLANT SCHEDULE

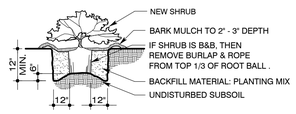
SIZE = CALIPER OR SPREAD

SYM.	SCIENTIFIC NAME	COMMON NAME	HGT.	SIZE	CONDITION	REMARKS
TREES						
CC	Cercis canadensis var. 'texana'	TEXAS REDBUD	–	2" CAL.	B and B	DECIDUOUS/ MULTI-TRUNKED
PM	Platanus mexicana	MEXICAN SYCAMORE	-	3" CAL.	B and B	DECIDUOUS / SINGLE STEM
QL	Quercus laceyi	~~LACEY~~ OAK	-	3" CAL.	B and B	DECIDUOUS / SINGLE STEM
QS	Quercus shumardii					DECIDUOUS / SINGLE STEM
QV	Quercus virginiana	LIVE OAK	-	3" CAL.	B and B	EVERGREEN / SINGLE STEM
SS	Sophora secundiflora	MOUNTAIN LAUREL	-	2" CAL.	B and B	EVERGREEN / MULTI-TRUNKED
SHRUBS						
AA	Agave americana	CENTURY PLANT	-	5 GAL.		ACCENT / PLANT AS SHOWN
CAP	Caesalpinna pulcherimma	RED BIRD OF PARADISE	-	5 GAL.		ACCENT / PLANT AS SHOWN
DW	Dasylirion wheeleri	SOTOL	-	5 GAL.		ACCENT / PLANT AT AS SHOWN
ICB	Ilex cornuta 'Burfordii-Nana'	DWARF BURFORD HOLLY	-	5 GAL.		EVERGREEN / PLANT AT 3'-0" O.C.
LMY	Lantana montevidensis 'New Gold'	'NEW GOLD' LANTANA	-	1 GAL.		PERENNIAL / PLANT AT 30" O.C.
ML	Muhlenbergia lindheimeri	DEER GRASS	-	5 GAL.		ACCENT / PLANT AS SHOWN
SG	Salvia greggii	RED SALVIA	-	3 GAL.		EVERGREEN / PLANT AT 30" O.C.
SL	Salvia leucantha	MEXICAN BUSH SAGE	-	5 GAL.		EVERGREEN / PLANT AT 3'-0" O.C.
TS	Tecoma stans	ESPERANZA	-	5 GAL.		ACCENT / PLANT AS SHOWN
GROUNDCOVERS AND GRASSES						
	Cynodon dactylon '419'	'419' HYBRID BERMUDAGRASS	-		SOLID SOD	SEE SPECIFICATIONS
	Cynodon dactylon 'Blackjack'	'BLACKJACK' BERMUDAGRASS	-		HYDROMULCH	SEE SPECIFICATIONS
		NATIVE PRESERVATION AREA	-			
		DECOMPOSED GRANITE	-		APPLY TO 3" COMPACTED DEPTH OVER SUBGRADE W/ GEO-TEXTILE WEED BARRIER AND PRE-EMERGENT HERBICIDE. FILL UNDER ADJACENT SHRUBS.	
		3" - 4" 'TEXAS BLEND' RIVER ROCK	-		APPLY TO 4" DEPTH OVER COMPACTED SUBGRADE W/ GEO-TEXTILE WEED BARRIER AND PRE-EMERGENT HERBICIDE. FILL UNDER ADJACENT SHRUBS.	
		ORGANIC BARK MULCH	-		PROVIDE TO 6" DEPTH @ EXISTING TREES TO BE PRESERVED	



TREE PLANTING DETAIL

NEW TREES
1/8" = 1'-0"



SHRUB PLANTING DETAIL

NEW SHRUBS
1/8" = 1'-0"

Summary Chart - Buffer Yards/Setbacks

Location of Buffer Yard or Setback	Lenth	Required/P	Bufferyard or Setback Width/Type	Canopy Trees	Ornamental Trees	Shrubs	Screening Wall/Device Height & Material
North	283	Required	10	12			
		Provided	10	12			
East	526	Required	20	21			
		Provided	20	21		139	
South	131	Required	NA				
		Provided					
West	502	Required	NA				
		Provided					

* Note any credits used in calculations:
a. On North Side (1) 17" Cal Live Oak (#2849)
b. On East Side (2) 19", 19" Live Oak (#2845, 2848); (3) 14", 13", 10" & 15" Red Cedar (#2841, 2844, 2846, 2847); (2) 19" & 13" Hackberry (#2839,2840); (1) 8" Mesquite (#2842)

Summary Chart - Interior Landscape

	Landscape Area (in Sq. Ft.)	% of Landscape Area	Canopy Trees	Ornamental Trees	Shrubs	Ground Cover (in Sq. Ft.)
Required	11,079	10				
Provided	24,174	22	25	15	106	24,174

* Note any credits used in calculations:

Summary Chart - Interior Parking Lot Landscaping

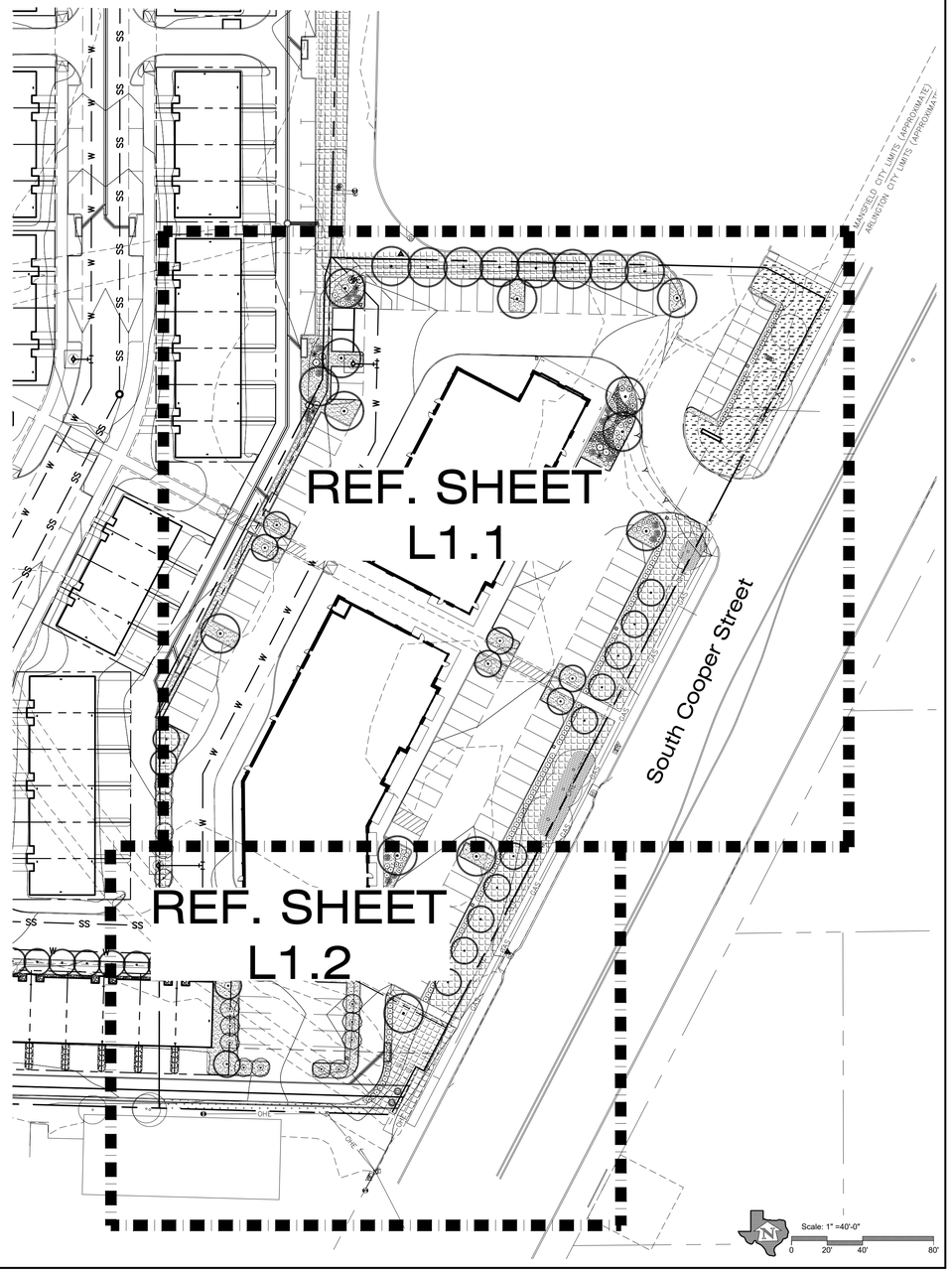
Total Parking Spaces	106
Number Of Tree Islands Provided	20

* Note any credits used in calculations:

GENERAL NOTES:
1. REFER TO SPECIFICATIONS FOR ALL CONTRACT PLANTING.
2. INSTALL APPROVED IMPORTED PLANTING MIX TO MIN. DEPTH OF 6" IN ALL AREAS SCHEDULED AS LANDSCAPE PLANTING AREAS.
3. INSTALL APPROVED IMPORTED TOPSOIL TO 4" DEPTH IN ALL TURFGRASS AREAS.
4. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES IN THE FIELD PRIOR TO INSTALLATION AND MUST REPORT ANY DEVIATION IN SITE CONDITIONS TO THE LANDSCAPE ARCHITECT BEFORE PROCEEDING WITH WORK IN THE AFFECTED AREA.
5. WHERE SHOWN ON THESE PLANS, UTILITY INFORMATION IS PROVIDED FOR REFERENCE ONLY. REF. CIVIL AND MEP PLANS FOR ALL UTILITY INFORMATION.
6. VERIFY LOCATION AND DEPTH OF ALL EXISTING AND PROPOSED UTITILIES PRIOR TO ANY EXCAVATION. IN THE EVENT POTENTIAL CONFLICT(S) OCCUR BETWEEN UTILITIES AND LANDSCAPE IMPROVEMENTS, IMMEDIATELY CEASE WORK IN THE AFFECTED AREA, REPORT THE CONFLICT(S) TO THE OWNER'S REPRESENTATIVE, AND DO NOT PROCEED UNTIL RECEIPT OF SPECIFIC WRITTEN DIRECTION.

URBAN DEER NOTES:
1. AT THE TIME THESE DOCUMENTS WERE PREPARED THE LANDSCAPE ARCHITECT WAS NOT AWARE OF A LOCAL URBAN DEER POPULATION.
2. IN THE EVENT AN URBAN DEER POPULATION IS DISCOVERED, CONTRACTOR IS SOLELY RESPONSIBLE FOR PROTECTING ALL NEWLY-INSTALLED PLANTS THROUGH THE 30-DAY MAINTENANCE PERIOD.
3. APPLY "LIQUID FENCE" (OR APPROVED EQUAL) TO ALL PLANTS AS NEEDED TO DISCOURAGE BROWSING BY DEER.
4. ANY NEWLY-INSTALLED PLANTS EATEN OR BROWSED BY DEER PRIOR TO THE EXPIRATION OF THE 30-DAY MAINTENANCE PERIOD SHALL BE REPLACED BY THE CONTRACTOR AT NO COST TO THE OWNER.

OVERHEAD ELECTRIC NOTES:
1. ALL PROPOSED LARGE SPECIES TREES (AS DEFINED BY THE UNIFIED DEVELOPMENT CODE IN EFFECT HEREOF) SHALL BE PLANTED NO CLOSER THAN 20' TO ALL OVERHEAD ELECTRIC UTILITY LINES.
2. CONTRACTOR IS SOLELY RESPONSIBLE FOR FIELD LOCATING ALL OVERHEAD ELECTRIC UTILITY LINES AND ENSURING THAT NO LARGE SPECIES TREES ARE PLANTED WITHIN 20' OF ANY OVERHEAD ELECTRIC UTILITY LINES.
3. WHERE CITY INSPECTORS FIND ANY PROPOSED LARGE SPECIES TREES TO BE IN VIOLATION OF PROXIMITY TO OVERHEAD ELECTRIC UTILITY LINES, THE CONTRACTOR SHALL RELOCATE TREES AT NO ADDITIONAL COST TO THE OWNER.



Open studio architecture
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REGISTERED LANDSCAPE ARCHITECT
JON ROBINSON
2375
STATE OF TEXAS
10.8.25

Revisions		
Number	Description	Date

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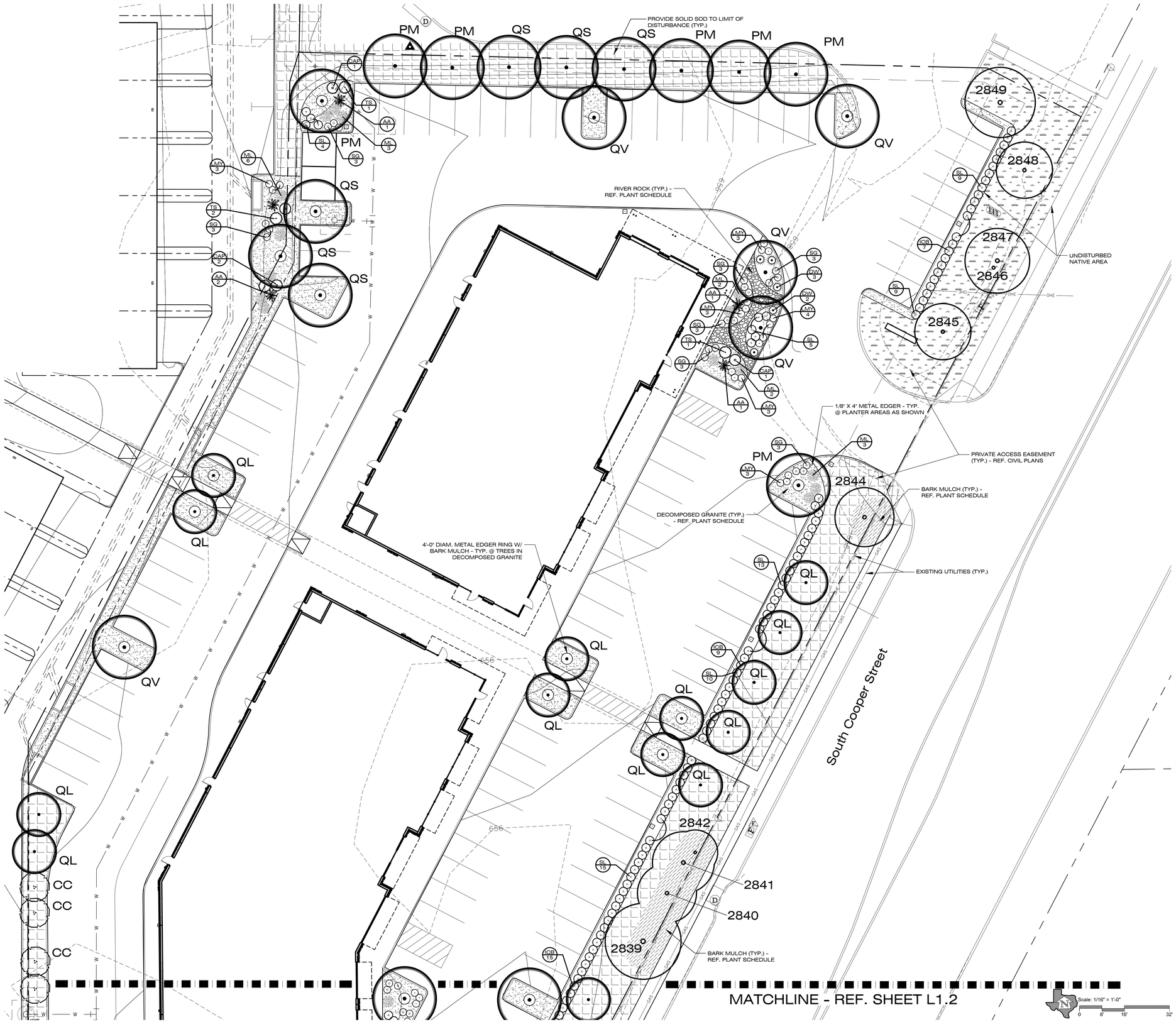
project #:	23.187
date:	9.24.25
drawn by:	al
checked by:	jr

drawing title:

OVERALL LANDSCAPE PLANTING PLAN

drawing number:

L1.0



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ENLARGED LANDSCAPE PLANTING PLAN

drawing number:

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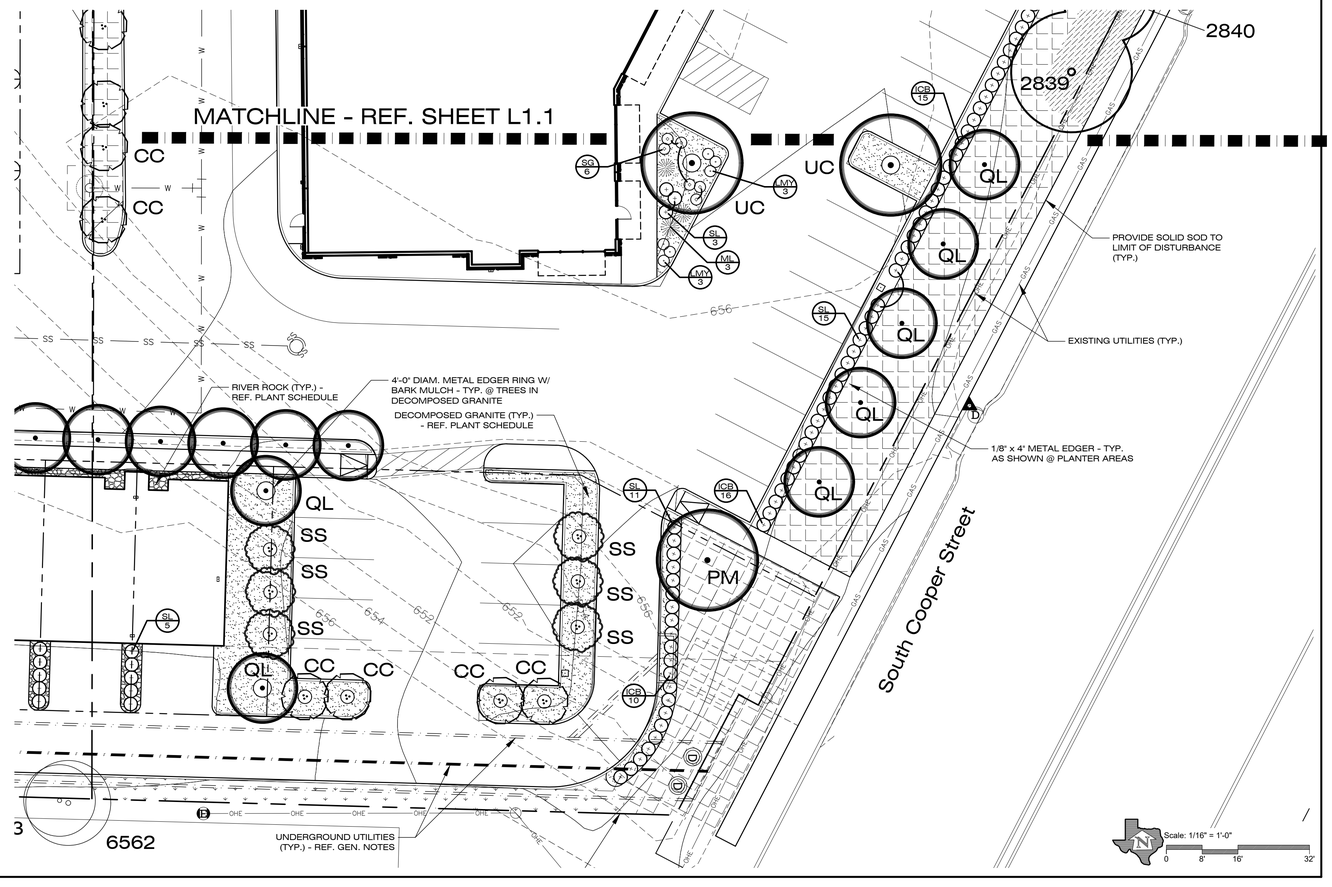
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date:	9.24.25
drawn by:	al
checked by:	jr

drawing title:

ENLARGED LANDSCAPE PLANTING PLAN

drawing number:

L1.2

PART 1 - GENERAL

1.1 Work Included
- A. Place and spread topsoil and planting mix.
- B. Install edging at planter areas.
- C. Excavate and prepare plant pits.
- D. Place plants in pits and backfill with planting mix.
- E. Prune plants.
- F. Apply mulch to planter areas.
- G. Install solid sod, hydromulch, or seed mix.
- H. Guarantee plants.
- I. Inspect plants during the Guarantee Period.

1.2 Reference Standards
- A. Nomenclature and size. All plants must be true to name and size in conformance with the following standards:
- B. American Joint Committee on Horticultural Nomenclature, 1942 ed. of Standardized Plant Names (Mount Pleasant Press, J. Horace McFarland Co., Harrisburg PA)
- C. American Standard of Nursery Stock, 1973 ed. (American Association of Nurserymen, Inc., Washington DC)

1.3 Submittals
- A. Submit weed control program in accordance with Sec. 01300
  1. Indicate chemicals to be employed, manufacturer's printed instructions as to dilution and application, solution strength, application method, rates, and frequency, and frequency of manual weeding.
  2. Submit chemical manufacturer's written certificate that material proposed for use meets local, state, and federal regulations for the type of material proposed and that the material is not toxic to humans and animals if applied per the manufacturer's written instructions.
- B. Submit topsoil sample (min. 1-gal. bag) in accordance with Sec. 01300
  1. Indicate topsoil supplier source.
  2. Provide laboratory test results indicating compliance w/ topsoil composition requirements.
- C. Submit planting mix sample (min. 1-gal. bag) in accordance with Sec. 01300
  1. Indicate planting mix supplier source.
  2. Provide laboratory test results indicating compliance w/ planting mixl composition requirements
- D. Submit bark mulch sample (min. 1-gal. bag) in accordance with Sec. 01300
  1. Indicate bark mulch supplier source.
- E. Submit decomposed granite sample (min. 1-gal. bag) in accordance with Sec. 01300
  1. Indicate decomposed granite supplier source.
- F. Submit irrigation system product data in accordance with Sec. 01300.
  1. Provide manufacturers' cut sheets indicating compliance with all equipment specified in the Irrigation Plans

1.4 Product Delivery, Storage, and Handling
- A. Handle and store all materials in such a manner as to prevent damage.

1.5 Existing Conditions
- A. Prior to commencement of work, investigate the site, locate and identify all existing underground utilities that may conflict with the installation of the work described in the contract documents, and notify the Landscape Architect of the conflict and do not proceed with construction in the affected area without specific direction.
- B. Protect identified utilities from damage during installation.

1.6 Guarantee
- A. All plants will be guaranteed against defects, including death and unsatisfactory growth, for a period of 12 months following the date of Substantial Completion. If replacement plants are installed, they will be guaranteed for an additional 12 months following their installation.

1.7 Responsibilities of Owner and Contractor
- A. The Contractor will provide monthly inspections of the project during construction and the guarantee period and immediately provide to the Owner and the Landscape Architect a written report identifying any irregularities which affect the guarantee.
- B. The Contractor will monitor any construction, whether conducted by other trades or the Owner's employees, adjacent to new and existing plants. The Contractor will identify and document any damage to the plants and immediately notify the Landscape Architect of same. The Contractor will replace any damaged plants at no expense to the Owner. Any reimbursement from other trades or contractors shall be the sole responsibility of the Contractor.
- C. The Contractor will remove and replace all dead plants.
- D. The Contractor will ensure all plants are installed in an upright position and to proper finish grade and will reset any plants not installed accordingly.
- E. The Contractor will have the sole responsibility for ensuring that all plants are maintained and watered adequately.

1.8 Final Inspection
- A. At the conclusion of the guarantee period, the Landscape Architect will inspect the planting to assess the final acceptance of the installation. Only plants that are alive and healthy will be accepted. The Contractor will replace any plants that are dead or, in the sole opinion of the Landscape Architect, in an unhealthy or unsightly condition or have lost their natural form due to dead or removed branches. The Contractor will bear the cost of replacing any plants.

1.9 Quality Assurance
- A. Before entering into a contract with any subcontractor, the General Contractor will investigate the proposed subcontractor's reputation and ability to perform the work and determine whether the subcontractor is stable, reputable, and skilled in this area of work. The General Contractor will require and review a minimum of the following submittals:
  1. Experience. The subcontractor will be a single firm specializing in landscape installation with a minimum 5 years documented experience. Documentation will demonstrate a minimum 10 installations of equal or greater size. The subcontractor will furnish the name, address, and telephone number for both the General Contractor and Owner on these projects, as well as the contract price, the company name under which the work was performed, and completion date.
  2. Personnel. The subcontractor will provide a list of the project manager and foreman proposed to complete the work, their years of experience in the industry, any formal training, and years of service with the current company. If a separate irrigation subcontractor is to be used, the same information will be provided.
  3. Business Expertise. The subcontractor will submit a current audited financial statement, current insurance certificate, contact information for their insurance company, bonding capacity and bonding company, and contact information for their bonding company.
- B. Should the subcontractor selected by the General Contractor default on the contract, fail to complete the work in conformance with the Contract Documents, or enter into bankruptcy, the Owner will pay the Landscape Architect as an additional service for any additional work occasioned by the subcontractor's default

PART 2 - PRODUCTS

2.1 Materials
- A. Topsoil. Provided by the landscape subcontractor from local sources, sandy loam which is fertile, friable, surface soil. Topsoil will be free of rocks, stones, subsoil, building debris, weeds, grass, clay lumps, and other materials which would be detrimental to turfgrass growth. Topsoil composition will be not less than 7% nor more than 12% clay and not more than 12% silt.
- B. Planting Mix. Plant mix composition will be 35% compost, 33% red sand, 16% composted topsoil, and 16% pine bark mulch.
- C. Commercial Fertilizer. Complete fertilizer of neutral character, with some elements derived from organic sources and containing available plant nutrients in the following percentages:
  1. For trees and shrubs - Woodace Top Dress Special (20-4-11, 8 - 9 month formula) at a rate of 5 to 10 lbs. per 100 SF.
  2. For lawns - Min. 1 lb. of actual nitrogen per 100 SF of lawn area, min. 4% phosphoric acid, and min. 2% potassium. Provide nitrogen in a form that will be available to turfgrass during the initial period of growth and in a minimum 50% organic form.

2.2 Plant Materials
- A. The drawings contain a complete list of plant species, quantities, sizes, and other requirements. In the event that discrepancies occur between the quantities of plants indicated on the plant list and as indicated on the drawings, the plant quantities shown on the drawings will be given precedence.
- B. No substitutions of plants will be permitted without express prior written authorization by the Landscape Architect.
- C. All plants will comply with state and federal inspection and diseases infestation laws.
- D. All plants will be typical of their species or variety, with normal, well-developed branches and vigorous root systems.
- E. All plants will be healthy and vigorous, free from defects, disfiguration, knots, abrasions, sunscald, diseases, insect eggs or larvae, borers, and all other forms of diseases or infestations.
- F. All plants will be nursery stock. Any plants gathered from native stands must be kept under nursery conditions for a minimum of 1 full growing season, must be free from all foreign plants and weeds, and must meet all other requirements of the Contract Documents.
- G. Container-grown plants must exhibit development of fibrous roots and have a root mass that will retain its shape when removed from the container. Plants grown in smaller containers must have root growth sufficient to reach the sides of the container. Root-bound container-grown plants will be rejected.
- H. Container sizes of a large grade than listed in the American Standard for Nursery Stock (ASNS) shall be determined by the volume of the root ball specified in the ASNS for plants of the same size.
- I. All bare root plants must have a heavy, fibrous root system and dormant buds at the time of planting.
- J. All plants must have average height and spread proportions and branching habit in accordance with the appropriate sections of the ASNS.
- K. All plants which have girdled roots, stem, or major branch, have deformities of the stem or major branch, lack symmetrical growth habits, have dead or defoliated portions, or have any defect, injury, or conditions which in the sole opinion of the Landscape Architect renders them unsuitable, will be rejected.
- L. Balled and burlapped plants must have a solid ball of earth of minimum specified size held securely in place by burlap and stout rope. Oversized or exceptionally heavy plants will be accepted provided the size of the root ball or spread of the roots is increased proportionally. Root balls must be tight, unbroken, and free of weed or foreign plant growth. Root balls shall have the following depth-to-diameter ratios: root ball diameters of less than 20" = minimum depth of 75% of the diameter; root ball diameters of 20" to 30" = minimum depth of 2/3 of the diameter; root ball diameters over 30" = minimum depth of 60% of the diameter.
- M. Plants delivered as a single unit of 25 or less of the same size, species, and variety must be clearly marked and tagged. Plants delivered in large quantities of more than 25 must be segregated as to variety, grade, and size, and 1 plant in each 25 plants, or fraction thereof, of each size, species, and variety, must be tagged.
- N. Plants stored under temporary conditions will be the responsibility of the Contractor and must be protected at all times from extreme weather conditions by insulating the root balls with sawdust, soil, mulch, or other approved measure. Plants stored on paved areas must be separated from the pavement with an insulating layer.
- O. Protecting stored plants from theft or vandalism will be the sole responsibility of the Contractor. Any stolen plants will be replaced at no cost to the Owner.

2.3 Miscellaneous Materials
- A. Mulch. Shredded native mulch applied to a depth of 4" beneath all new trees and 4" beneath all shrubs.
- B. Stakes. Sound new hardwood, treated softwood, or redwood stakes, free of knot holes and other defects, or metal stakes. Provide wire ties and guys of 2-strand, twisted, pliable galvanized iron wire, minimum 12-gauge, with zinc-coated turnbuckles. Provide minimum ½" diameter rubber or plastic hose, cut to required lengths and of uniform color, material, and size, to protect tree trunks and branches from damage by wires. All new trees are to be staked.
- C. Anti-Dessicant: Emulsion type, film-forming agent designed to permit transpiration but retard excessive loss of moisture from plants. Deliver in manufacturer's full identified containers and mix in accordance with manufacturer's instructions.
- D. Plastic trunk protectors: Provide ArborGard+, AG 9-4+ by Deep Root Partners, L.P. (or equal), (1-800-458-7668) to protect new trees from damage by string trimmers and mowers.

PART 3 - EXECUTION

3.1 Inspection
- A. Inspect existing site conditions and progress of other trades before commencing landscape installation.
- B. Verify that construction has progressed to a point at which the landscape will not be adversely affected by subsequent construction and that existing conditions are acceptable for landscape installation.
- C. Report adverse conditions to the Landscape Architect and do not proceed with the work until adverse conditions have been rectified.
- D. Commencement of the landscape installation will constitute acceptance of the site conditions without qualification.

3.2 Preparation of Subsoil
- A. Inspect subsoil for the presence of objectionable materials such as rocks (2" diameter and greater), concrete waste, building debris, weeds, grass, and other material that would be detrimental to the growth of plants and turfgrass. Protect existing underground improvements from damage.
- B. Cultivate the subsoil to a depth of 3" or, if the subsoil is compacted due to heavy equipment traffic or storage, cultivate to a depth of 6".

3.3 Spreading Topsoil
- A. See lawn installation for topsoil spreading procedures in turfgrass areas.
- B. Spread topsoil and planting mix to required finish grades. Fill turfgrass areas with topsoil to a minimum depth of 4."
- C. Cultivate with a mechanical tiller to break up clods and cultivate by hand in inaccessible areas. Rake until the surface is smooth.
- D. Remove from the site any foreign or objectionable material collected during cultivation.
- E. Grade to eliminate rough spots and low spots where ponding may occur, maintaining smooth and uniform grades that will encourage positive drainage. Continue to grade the topsoil until it is firm and settled with a smooth surface, watering, drying, and re-grading as necessary.
- F. The landscape Contractor is solely responsible for ensuring positive drainage regardless of the condition of the subgrade. If extreme pr objectionable conditions exist, notify the Landscape Architect before proceeding.
- G. Mix the specified soil amendments and fertilizers with topsoil at the specified rates. Do not mix fertilizers unless planting will follow the spreading of topsoil or planting mix within 48 hours.
- H. All planting areas must be prepared so that they remain free of debris and weeds until planting occurs.
- I. Weed control in the planting areas will consist of killing all weeds and maintaining a weed-free condition in accordance with the weed control program until completion of the project.
- J. Protect adjacent plants from damage due to overspray of weed control chemicals.

3.4 Planting
- A. The Contractor will begin planting when other work divisions such as topsoil spreading have progressed sufficiently to permit planting.
- B. Planting will occur where it is shown on the Contract Documents unless obstruction overhead or underground are encountered or where changes in construction have been made. Prior to the excavation of shrub or tree pits, the Contractor will locate and identify all underground utility lines, electrical cables, irrigation lines, and conduits. If such obstructions are found, promptly notify the Landscape Architect and do not proceed without clear direction.
- C. No planting pits will be excavated until the proposed locations and plant sizes have been reviewed and approved by the Landscape Architect. Each plant will be planted in an individual pit dug with straight vertical sides. All plants will be set such that their original soil level is equal to the ultimate finish grade. No filling will be done around the trunks and stems. All ropes, wires, staves, etc., will be removed from the sides and top of the root ball and removed from the pit before filling. Burlap will be properly cut and removed from the sides of the root ball. When a depth is specified for the plant pit, it will be construed as the depth below adjacent finish grade. Excess excavation from plant pits shall be either used elsewhere or removed from the site entirely.
- D. The Landscape Architect will review and approve the location and orientation of all plants prior to excavation of their pits. All trees will be planted in pits a minimum 24" greater in diameter than the container size or spread of their roots. In the event that solid rock is encountered in the bottom of the pit, break up and loosen the sides and bottom of the pit so that water will drain effectively. The pit will be a minimum of 9" deeper than the depth of the root ball and will have a crown from the middle to the sides in order to direct drainage away from the root ball. Place planting mix in the bottom of the pit and tamp down to prevent settling. Backfill the pits with planting mix in layers no greater than 9" and tamp down to avoid settling. Provide enough planting mix to bring to finish grade and form a saucer with a minimum 4" lip around the perimeter of the tree's root ball so water will pond and soak into the root ball.
- E. Stake trees immediately after planting, then remove the stakes after one (1) year.
- F. If deciduous trees are planted in full-leaf, spray with anti-dessicant to provide an adequate film over the trunk, branches, stems, and foliage.
- G. Shrubs will be planted in pits a minimum of 12" greater in width than the diameter of the root ball or container. In the event that solid rock is encountered in the bottom of the pit, break up and loosen the sides and bottom of the pit so that water will drain effectively. The depth of the pit will be sufficient to accommodate the root ball and to set the plant at finish grade. Backfill the pit with planting mix, tamp down and settle thoroughly, bring to finish grade, and form a slight saucer to hold additional water and soak the root ball. After planting has been approved, apply bark mulch to a depth of 2" around all plants in the planting area..
- H. All ground cover material will be planted as follows:
  1. One gallon material will be planted the same as one gallon shrubs.
  2. 4" pot material will be planted in pits the same size as or larger than the root system, then firmly tamped by hand and watered in using a fine spray.
  3. Where settlement occurs, backfill with additional planting mix to cover exposed roots and to bring to finish grade.
  4. After planting has been reviewed and approved, apply decomposed granite to a compacted depth of 2".
  5. Thoroughly water each plant using a root stimulator solution (Green Light or equal) mixed according to the manufacturer's recommendations.
  6. Neatly prune and/or clip each plant as necessary to preserve the natural character. Conduct all pruning with sharp, clean tools and clip bruised or broken branches with a clean cut. Paint pruning cuts 2" in diameter and larger with an approved tree wound paint.
  7. Apply water as required to keep the mulch damp at all times during germination and initial growth period or as directed by the Landscape Architect.

3.5 Lawn Installation
- A. Do not commence lawn installation until after the irrigation system has been completely installed and is operational.
- B. Do not commence any lawn installation until the Landscape Architect has reviewed and approved all areas prepared for sodding.

3.6 Sodded Lawns
- A. Prior to spreading topsoil and in all areas to receive lawn, cultivate the subsoil to a minimum depth of 4". Cultivation may be conducted by disc, spring tooth harrow, rototiller, or similar mechanical means, and should be done in a direction perpendicular to the natural flow of water.
- B. After the topsoil has been spread, mechanically till the area to a depth of 4", then roll rake and drag to remove all large clods, rocks, debris, and litter over 1" in diameter. Dispose of clutter at an off-site location.
- C. Using a lightweight, water-filled roller, roll the raked topsoil in two (2) opposite directions.
- D. Rake the rolled topsoil to a smooth, level surface, removing ridges and filling depressions. Remove all remaining rocks and debris over 1" in diameter.
- E. Hold the finish grade 1-1/2" below adjacent curbs, sidewalks, paving, and other hard surfaces.
- F. Apply the fertilizer at a rate of 2 lbs. per 1000 SF.
- G. Rake the fertilizer into the surface soil at a depth of ½" to 1".
- H. Roll the fertilized topsoil in one (1) direction, water lightly of the surface soil is dry, then allow to dry.
- I. Lay the sod within 24 hours of stripping. Working from plywood boards to avoid disturbing the topsoil or sod, but the ends and sides of sod strips without overlapping, stagger strips to offset joints in adjacent courses, and tamp or roll lightly to ensure good contact with the surface soil. Sift topsoil into minor cracks between sod pieces, then remove excess from the top. Do not lay dormant sod.
- J. On slopes in excess of 20% (5:1), anchor sod with wooden stakes.
- K. Water sod thoroughly with a fine spray immediately after application.
- L. Erect a barrier of stakes and ropes around the perimeter of the sodded areas and post warning signs to deter foot traffic.
- M. Water as necessary to keep the sod damp at all times through germination and initial growth period.

3.7 Cultivation and Cleanup
- A. Upon completion of the planting, all excess material shall be removed and disposed of at a location off-site. Bring the finish grade in planter areas to a uniform grade, 1-1/2" below all adjacent paving or hard surfaces. Loosen the soil surrounding each individual plant to a distance of three (3) feet around each new tree and large shrub and 12" around each new small shrub and ground cover.

3.8 Maintenance and Restoration
- A. The Contractor will ensure adequate and proper care of all plants and work done on this project until final acceptance, but in no case less than 30 days following Substantial Completion. This will include keeping all plants in a healthy growing condition by watering, cultivating, pruning, and spraying, keeping the planting areas free from insect infestation, weeds and grass, litter, and debris, and retaining the finish grade in a neat and uniform manner. Plant crowns, runners, and branches will be kept free of mulch at all times.
- B. Protect all lawn areas from vehicle and pedestrian traffic.
- C. Repair all sod areas damaged by any cause prior to final acceptance.
- D. The lawn establishment period will begin immediately after the lawn planting area has been accepted by the Landscape Architect, will extend for a minimum of 30 days or until the end of the contract, and will consist of caring for all lawn areas within the project limits of work.
- E. During the lawn establishment period, the Contractor will be responsible for ensuring healthy growth of the turfgrass. This responsibility includes all labor and materials necessary keep the project in a presentable condition, including, but not limited to, litter removal, mowing, trimming, weed control, removal of grass clipping, edging, and any necessary re-sodding and repair.
- F. During the lawn establishment period the Contractor will as often as conditions dictate mow the turfgrass to a cutting height of 1-1/2". The turfgrass shall never exceed 3" in height and all clipping will be removed from the site.
- G. During the months of March through September, the Contractor will edge at least once every month or as directed by the Landscape Architect.
- H. During the months of March through September, the Contractor will apply water to sodded areas at an even rate of 1" of water per week, although the Landscape Architect may change this rate as conditions warrant.
- I. Final acceptance of the lawn areas will be based on he presence of a uniform stand of grass at a uniform grade at the time of final inspection. Areas 24" square and large that are bare, have a poor stand of grass, or have an finish grade that is not uniform will be at the Contractor's expense re-graded, re-sodded, and fertilized as specified herein.
- J. Upon completion of the initial planting, the Landscape Architect will make an inspection of all plantings and notify the Contractor in writing of any replacements or corrective actions necessary to meet the provisions of the Contract Documents. The Contract will then replace all the rejected or missing plants and perform the specified corrective measures.
- K. All replacement plants will be of the same species, size, and quality. All rejected plants will be replaced within 30 days of notification.

3.9 Acceptance
- A. Upon receipt of a written request from the Contractor at least seven (7) prior, the Landscape Architect will inspect the planting and maintenance to determine its completion and the beginning of the guarantee period. All plants must be alive and healthy in order for the installation to be considered complete. Where inspected work does not comply with the requirements of the Contract Documents, replace rejected work and continue to perform the specified maintenance until the Landscape Architect re-inspects the work and finds it acceptable. Remove rejected plants and materials from the site.

END OF SECTION

Scale: 1/16" = 1'-0"
0 8' 16' 32'

Open studio architecture
6122 DeZavala Rd.
San Antonio, Texas 78249
Tel: 210.417.4307
www.openstudio-usa.com

REGISTERED LANDSCAPE ARCHITECT · JON ROBINSON · 2375 · STATE OF TEXAS
10.8.25

Revisions		
Number	Description	Date

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SHOPS AT FALCON CROSSING

2445 FM RD. 157
S. Cooper Street & Turner Way
Mansfield, TX, 76063

project #:	23.187
date:	9.24.25
drawn by:	al
checked by:	jr

drawing title:

LANDSCAPE SPECIFICATIONS

drawing number:

L2.0

EXISTING PROTECTED TREE INVENTORY

September 25, 2025

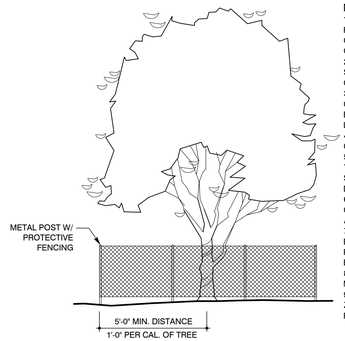
			PROTECTED TREES			
			SIGNIFICANT	SIGNIFICANT	CAL. INCHES	
TAG #	SPECIES	SIZE	PRESERVED	REMOVED	EXEMPT	COMMENTS
2766	Hackberry	7			7	Off-site; Removed
2767	American Elm	14			14	Off-site; Removed
2768	American Elm	6			6	Off-site; Removed
2769	Hackberry	9			9	Off-site; Removed
2770	Hackberry	8			8	Off-site; Removed
2771	Hackberry	20			20	Off-site; Removed
2772	Hackberry	14			14	Off-site; Removed
2773	Hackberry	9			9	Off-site; Removed
2774	Hackberry	11			11	Off-site; Removed
2775	Hackberry	12			12	Off-site; Removed
2776	Hackberry	7			7	Off-site; Removed
2777	Hackberry	10			10	Off-site; Removed
2778	Hackberry	12			12	Off-site; Removed
2779	Hackberry	7			7	Off-site; Removed
2780	Hackberry	18			18	Off-site; Removed
2781	Hackberry	11			11	Off-site; Removed
2782	Hackberry	17			17	Off-site; Removed
2783	Hackberry	13			13	Off-site; Removed
2784	Hackberry	9			9	Off-site; Removed
2785	Red Mulberry	9			9	Off-site; Removed
2786	Red Mulberry	8			8	Off-site; Removed
2787	Hackberry	15		15		
2788	Hackberry	8		8		
2789	Hackberry	14		14		
2790	Hackberry	11		11		
2791	Hackberry	12		12		
2792	Hackberry	13		13		
2793	Hackberry	13		13		
2794	Hackberry	8		8		
2795	Hackberry	8		8		
2796	Gum Bumelia	9		9		
2797	Gum Bumelia	7		7		
2798	Gum Bumelia	10		10		
2799	Hackberry	10		10		
2800	Hackberry	15		15		
2801	Hackberry	15		15		
2802	Mesquite	20		20		
2803	Hackberry	18		18		
2804	Hackberry	8		8		
2806	Osage Orange	26			26	Prohibited tree; Removed
2807	Hackberry	7		7		
2808	Hackberry	13		13		
2809	Hackberry	7		7		
2810	Red Cedar	11		11		
2811	Hackberry	14		14		
2812	Hackberry	8		8		
2813	Pecan	8		8		
2814	Hackberry	11		11		
2815	Hackberry	12		12		
2816	Hackberry	25		25		
2817	Live Oak	6		6		
2818	Pecan	20		20		
2821	Hackberry	24		24		
2822	Hackberry	16		16		
2823	Osage Orange	25			25	Prohibited tree; Removed
2854	Black Willow	32			32	Prohibited tree; Removed
2855	Black Willow	9			9	Prohibited tree; Removed
2856	Black Willow	8			8	Prohibited tree; Removed
2857	Black Willow	12			12	Prohibited tree; Removed
2858	Cottonwood	8			8	Prohibited tree; Removed
2859	Cottonwood	8			8	Prohibited tree; Removed
2860	Cottonwood	9			9	Prohibited tree; Removed
2861	Hackberry	10		10		
2862	Osage Orange	24			24	Prohibited tree; Removed
6543	Hackberry	8			8	Off-site; Preserved
6544	Hackberry	27		27		
6545	Hackberry	25		25		
6546	Hackberry	18		18		
6547	Cedar Elm	10	10			
6548	Hackberry	6	6			
6549	Red Cedar	7	7			
6550	Hackberry	6		6		
6551	Cedar Elm	15		15		
6552	Cedar Elm	11		11		
6553	Cedar Elm	11		11		
6554	Pecan	12		12		
6555	Red Cedar	9		9		
6556	Hackberry	8		8		
6557	Osage Orange	7			7	Prohibited tree; Removed
6558	Osage Orange	13			13	Prohibited tree; Removed
6559	Osage Orange	9			9	Prohibited tree; Removed
6560	Osage Orange	11			11	Prohibited tree; Removed
6561	Hackberry	8			8	Off-site; Preserved
6562	Hackberry	8			8	Off-site; Preserved
6563	Cedar Elm	11			11	Off-site; Preserved
6564	Cedar Elm	9		9		
6565	Red Cedar	7		7		
6566	Cedar Elm	9		9		
6567	Cedar Elm	16		16		
6568	Cedar Elm	6		6		
6569	Cedar Elm	8		8		
6570	Cedar Elm	7		7		
6571	Hackberry	8			8	Off-site;Removed
6572	Cedar Elm	9		9		
6576	Cedar Elm	14		14		
6577	Hackberry	8		8		
6578	Osage Orange	13			13	Prohibited tree; Removed
6579	Osage Orange	7			7	Prohibited tree; Removed
6580	Hackberry	7		7		
6581	Osage Orange	12			12	Prohibited tree; Removed
6582	Hackberry	7		7		
6583	Hackberry	9		9		
6584	Osage Orange	8			8	Prohibited tree; Removed
6585	Hackberry	8		8		
6586	Hackberry	9		9		
6587	Hackberry	18	18			
6588	Hackberry	10	10			
6589	Cedar Elm	7		7		
6590	Hackberry	12		12		
6591	Hackberry	14		14		
6592	Hackberry	8		8		
6593	Hackberry	9	9			
6594	Hackberry	7		7		
6595	Hackberry	9		9		
6596	Hackberry	7		7		
6597	Hackberry	9		9		
6598	Hackberry	17		17		
6599	Hackberry	15		15		

		PROTECTED TREES				
			SIGNIFICANT	SIGNIFICANT	CAL. INCHES	
TAG #	SPECIES	SIZE	PRESERVED	REMOVED	EXEMPT	COMMENTS
6601	Hackberry	9		9		
6602	Hackberry	9		9		
6603	Red Cedar	7		7		
6604	Hackberry	9		9		
6605	Osage Orange	14			14	Prohibited tree; Removed
6606	Osage Orange	8			8	Prohibited tree; Removed
6607	Hackberry	10		10		
6608	Osage Orange	7			7	Prohibited tree; Removed
6609	Osage Orange	11			11	Prohibited tree; Removed
6610	Osage Orange	12			12	Prohibited tree; Removed
6611	Hackberry	7	7			
6612	Hackberry	10		10		
6613	Hackberry	9		9		
6614	Hackberry	6		6		
6615	Pear	10		10		
6616	Hackberry	8			8	Off-site; Preserved
6617	American Elm	13		13		
6618	Cedar Elm	10		10		
6619	Pear	7		7		
6620	Cedar Elm	11		11		
6621	Cedar Elm	6		6		
6622	Cedar Elm	7	7			
6623	Hackberry	8		8		
6624	Chinese Pistache	8		8		
6625	American Elm	15		15		
6626	Cedar Elm	8		8		
6627	China Berry	9		9		
6636	Cedar Elm	8		8		
6637	Cedar Elm	8		8		
6638	Cedar Elm	6		6		
6639	American Elm	11		11		
6640	Hackberry	18		18		
6641	American Elm	13		13		
6642	American Elm	14		14		
6643	Cedar Elm	7		7		
6644	Hackberry	9		9		
6645	Hackberry	9		9		
6646	Hackberry	10			10	Off-site; Preserved
6647	Hackberry	10	10			
6648	Cedar Elm	8		8		
6649	Cedar Elm	10		10		
6650	Cedar Elm	8		8		
6651	Osage Orange	16			16	Prohibited tree; Removed
6652	Osage Orange	8			8	Prohibited tree; Removed
6653	Hackberry	8			8	Off-site; Preserved
TOTALS		1790	84	1089	617	

TREE PRESERVATION SUMMARY	
TOTAL CAL. INCHES ON-SITE:	1790
SIGNIFICANT CAL. INCHES ON-SITE:	1173
TOTAL PROTECTED CAL. INCHES PRESERVED:	84
TOTAL PROTECTED CAL. INCHES REMOVED:	1089
TOTAL (MITIGATION)	**1089**

EXISTING TREE PRESERVATION AND REMOVAL NOTES:

1. UNLESS OTHERWISE SPECIFICALLY INDICATED, THIS DOCUMENT SHOWS ONLY EXISTING PROTECTED-SIZE TREES AS DEFINED BY THE CITY OF MANSFIELD UNIFIED DEVELOPMENT CODE (THE "UDC") IN EFFECT ON THE DATE HEREOF.
2. CONTRACTOR IS SOLELY RESPONSIBLE FOR INSPECTING THE PROJECT SITE AND DETERMINING FOR HIMSELF IF OTHER EXISTING TREES, SHRUBS, OR VEGETATION ARE PRESENT WHICH MUST BE REMOVED IN ORDER TO CONSTRUCT THE IMPROVEMENTS PROPOSED HEREBY.
3. BY ACT OF SUBMITTING A BID TO REMOVE THE EXISTING TREES SHOWN ON THIS PLAN, CONTRACTOR WARRANTS THAT HE (A) HAS PERSONALLY VISITED THE PROJECT SITE, (B) HAS INVESTIGATED THE EXISTING CONDITIONS SUFFICIENTLY TO DETERMINE WHAT, IF ANY, ADDITIONAL EXISTING TREES, SHRUBS, AND VEGETATION MUST BE REMOVED IN ORDER TO CONSTRUCT THE IMPROVEMENTS PROPOSED HEREBY, AND (C) HAS A CLEAR UNDERSTANDING OF THE TERMS "PROTECTED TREE, SIGNIFICANT TREE, HERITAGE TREE, AND FLOOD PLAIN, AND OF ANY OTHER CITY GUIDELINES, STANDARDS, AND REQUIREMENTS WHICH MAY IMPACT REMOVAL OF THE EXISTING TREES DEPICTED ON THIS PLAN.
4. IN THE EVENT CONTRACTOR ENCOUNTERS ADDITIONAL EXISTING TREES, SHRUBS, AND VEGETATION NOT SHOWN ON THIS PLAN, BUT WHICH MUST REASONABLY BE REMOVED IN ORDER TO CONSTRUCT THE IMPROVEMENTS PROPOSED HEREBY, CONTRACTOR SHALL REMOVE THE ADDITIONAL EXISTING TREES, SHRUBS, AND VEGETATION AT NO ADDITIONAL COST TO THE OWNER, SUBJECT TO ANY APPLICABLE REQUIREMENTS, GUIDELINES, STIPULATIONS, OR APPROVALS ENFORCED BY THE CITY OF MANS FIELD.

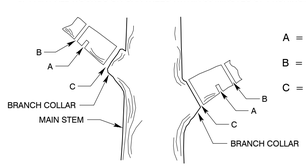


NOTES:
1. LANDSCAPE SUBCONTRACTOR TO PROVIDE PRUNING AND FERTILIZATION FOR ALL EXISTING TREES TO BE PRESERVED BY A CITY OF SAN ANTONIO TREE MAINTENANCE LICENSED AND I.S.A CERTIFIED ARBORIST.
2. APPLY APPROVED SLOW-RELEASE FERTILIZER INJECTED INTO SOIL BEFORE CONSTRUCTION COMMENCES AND AGAIN AFTER CONSTRUCTION IS COMPLETE.
3. ALL PRUNING OF EXISTING TREES MUST COMPLY WITH THE CITY OF SAN ANTONIO'S APPROVED PRUNING DETAIL AND IS TO BE DONE UNDER THE FIELD DIRECTION OF THE OWNER AND/OR LANDSCAPE ARCHITECT.
4. PROTECTIVE FENCING MUST BE IN PLACE BEFORE ANY CONSTRUCTION ACTIVITIES MAY COMMENCE.
5. PROTECTIVE FENCING TO BE A MIN. 4'-0" HT. EXTENDING FROM TRUNK 12" PER CALIPER INCH OF TREE (MINIMUM 5'-0" ON ONE SIDE ONLY). THE OPTIMUM DISTANCE IS TO INSTALL FENCE DIRECTLY BENEATH DRIPLINE OF TREE AS SHOWN.
6. PROTECTIVE FENCING TO BE STAKED IN FIELD BY CONTRACTOR AND APPROVED BY OWNER AND/OR LANDSCAPE ARCHITECT.
7. DURING CONSTRUCTION, NO EXCESS SOIL, FILL MATERIAL, EQUIPMENT, LIQUIDS, OR CONSTRUCTION DEBRIS SHALL BE PLACED WITHIN THE PROTECTIVE FENCING, NOR SHALL ANY SOIL BE REMOVED FROM WITHIN THE FENCING.
8. APPLY COARSE GROUND OR SHREDDED ORGANIC BARK MULCH TO 6" DEPTH @ ALL EXISTING TREES TO BE PRESERVED.
9. THE PROPOSED FINISH GRADE WITHIN THE ROOT PROTECTION ZONE ("RPZ") OF ANY TREE TO BE PRESERVED SHALL NOT BE RAISED OR LOWERED MORE THEN THREE (3) INCHES.

TREE PROTECTION DETAIL

NOT TO SCALE

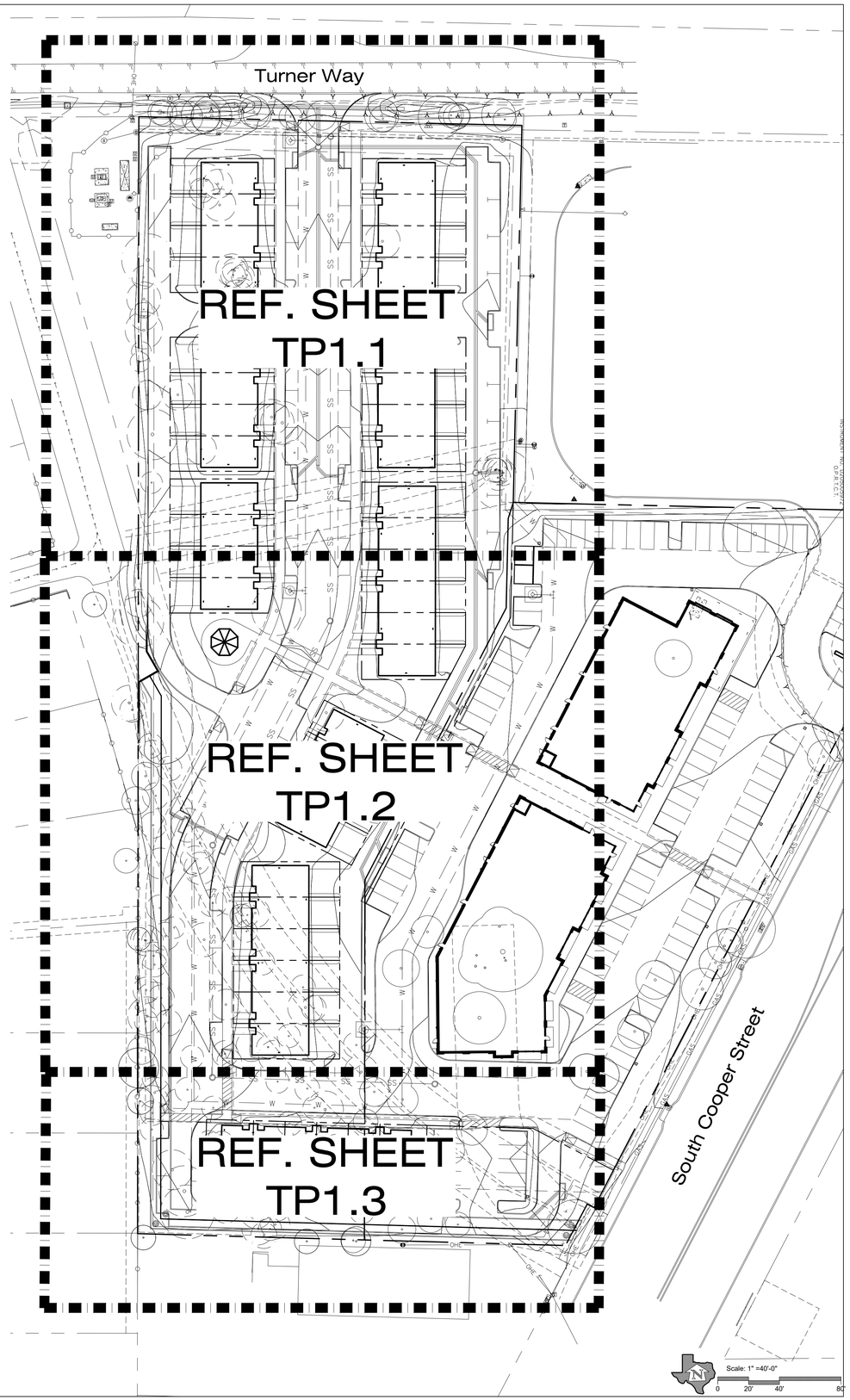
PRUNING NOTES:
1. ALL PRUNING IS TO BE DONE BY A LICENSED ARBORIST UNDER THE FIELD DIRECTION OF THE OWNER AND/OR LANDSCAPE ARCHITECT.
2. WHERE FEASIBLE, PRUNE TREES BEFORE COMMENCEMENT OF CONSTRUCTION.
3. PAINT ALL WOUNDS ON OAK TREES WITHIN 30 MINUTES OF PRUNING.



A = FIRST CUT. TO PREVENT BARK FROM PEELING WHEN THE BRANCH FALLS.
B = SECOND CUT. TO REDUCE THE WEIGHT OF THE BRANCH.
C = FINAL CUT. ALLOW FOR A HEALING COLLAR BUT DO NOT LEAVE A STUB.

TREE PRUNING DETAIL

NOT TO SCALE



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REGISTERED LANDSCAPE ARCHITECT
JON ROBINSON
2317
STATE OF TEXAS
10.8.25

Revisions		
Number	Description	Date

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FALCON CROSSING

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project #: 23.187
date: 9.24.25
drawn by: al
checked by: jr
drawing title:

OVERALL TREE PRESERVATION PLAN

drawing number:

TP1.0

EXISTING TREE LEGEND

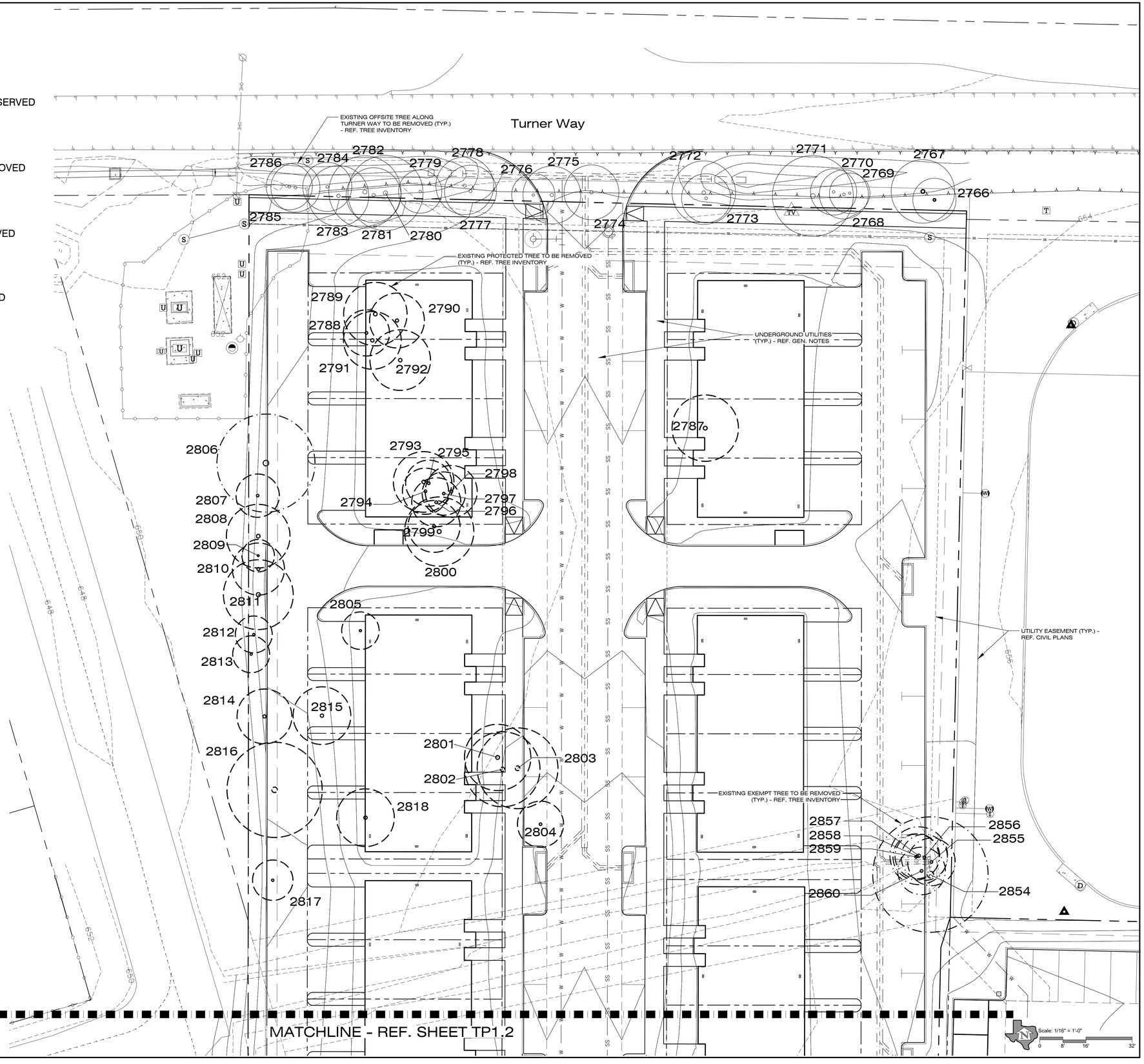
007 = EXISTING PROTECTED TREE TO BE PRESERVED

007 = EXISTING PROTECTED TREE TO BE REMOVED

007 = EXISTING EXEMPT TREE TO BE PRESERVED

007 = EXISTING EXEMPT TREE TO BE REMOVED

007 = EXISTING OFF-SITE TREE



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REGISTERED LANDSCAPE ARCHITECT JON ROBINSON 2375 STATE OF TEXAS
08.25

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date:	9.24.25
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checked by:	jr

drawing title:

ENLARGED TREE PRESERVATION PLAN

drawing number:

TP1.1

EXISTING TREE LEGEND

007 = EXISTING PROTECTED TREE TO BE PRESERVED

007 = EXISTING PROTECTED TREE TO BE REMOVED

007 = EXISTING EXEMPT TREE TO BE PRESERVED

007 = EXISTING EXEMPT TREE TO BE REMOVED

007 = EXISTING OFF-SITE TREE

MATCHLINE - REF. SHEET TP1.1

EXISTING PROTECTED TREE TO BE REMOVED (TYP.) - REF. TREE INVENTORY

UNDERGROUND UTILITIES (TYP.) - REF. GEN. NOTES

EXISTING EXEMPT TREE TO BE REMOVED (TYP.) - REF. TREE INVENTORY

EXISTING OFF-SITE TREE (TYP.) - REF. RETAIL BUILDING PLANS

EXISTING PROTECTED TREE TO BE PRESERVED (TYP.) - REF. TREE INVENTORY

MATCHLINE - REF. SHEET TP1.3

Scale: 1/16" = 1'-0"

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REGISTERED LANDSCAPE ARCHITECT
JON ROBINSON
2375
STATE OF TEXAS
10.8.25

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date:	9.24.25
drawn by:	al
checked by:	jr

drawing title:

ENLARGED TREE PRESERVATION PLAN

drawing number:

TP1.2

EXISTING TREE LEGEND

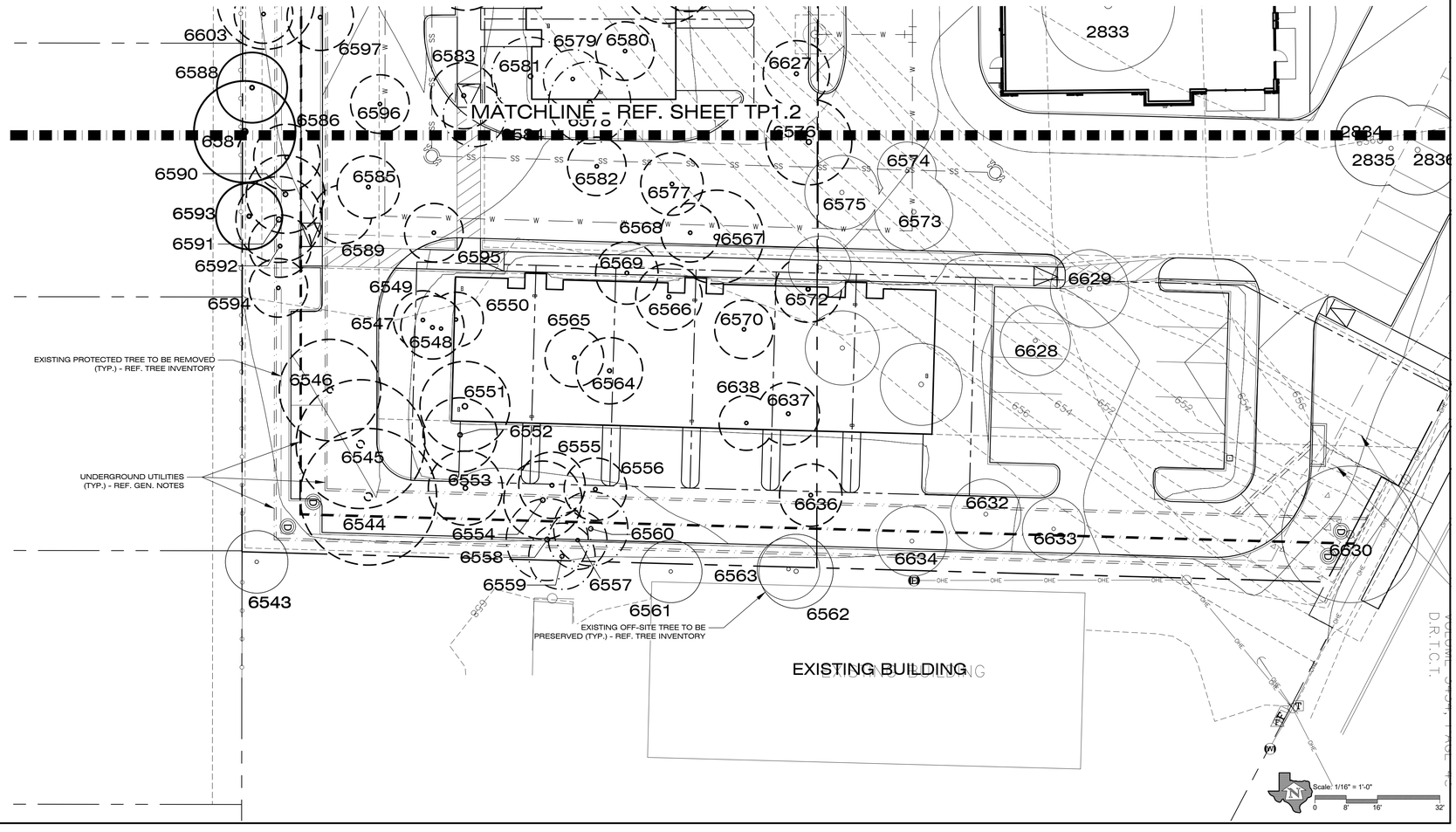
007 = EXISTING PROTECTED TREE TO BE PRESERVED

007 = EXISTING PROTECTED TREE TO BE REMOVED

007 = EXISTING EXEMPT TREE TO BE PRESERVED

007 = EXISTING EXEMPT TREE TO BE REMOVED

007 = EXISTING OFF-SITE TREE



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REGISTERED LANDSCAPE ARCHITECT
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STATE OF TEXAS
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FALCON CROSSING

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checked by:	jr

drawing title:

ENLARGED TREE PRESERVATION PLAN

drawing number:

TP1.3

PLANT SCHEDULE

SIZE = CALIPER OR SPREAD

SYM.	SCIENTIFIC NAME	COMMON NAME	HGT.	SIZE	CONDITION	REMARKS
TREES						
CC	Cercis canadensis var. 'texana'	TEXAS REDBUD	–	2" CAL.	B and B	DECIDUOUS/ MULTI-TRUNKED
PM	Platanus mexicana	MEXICAN SYCAMORE	-	3" CAL.	B and B	DECIDUOUS / SINGLE STEM
QL	Quercus laceyi	LACEY OAK	-	3" CAL.	B and B	DECIDUOUS / SINGLE STEM
QS	Quercus shumardii					DECIDUOUS / SINGLE STEM
QV	Quercus virginiana	LIVE OAK	-	3" CAL.	B and B	EVERGREEN / SINGLE STEM
SS	Sophora secundiflora	MOUNTAIN LAUREL	-	2" CAL.	B and B	EVERGREEN / MULTI-TRUNKED
UC	Ulmus crassifolia	CEDAR ELM	-	3" CAL.	B and B	DECIDUOUS / SINGLE STEM
SHRUBS						
ICB	Ilex cornuta 'Burfordii-Nana'	DWARF BURFORD HOLLY	-	5 GAL.		EVERGREEN / PLANT AT 3'-0" O.C.
SL	Salvia leucantha	MEXICAN BUSH SAGE	-	5 GAL.		EVERGREEN / PLANT AT 3'-0" O.C.
GROUNDCOVERS AND GRASSES						
	Cynodon dactylon '419'	'419' HYBRID BERMUDAGRASS	-		SOLID SOD	SEE SPECIFICATIONS
	Cynodon dactylon 'Blackjack'	'BLACKJACK' BERMUDAGRASS	-		HYDROMULCH	SEE SPECIFICATIONS
		NATIVE PRESERVATION AREA	-			
		DECOMPOSED GRANITE	-			APPLY TO 3" COMPACTED DEPTH OVER SUBGRADE W/ GEO-TEXTILE WEED BARRIER AND PRE-EMERGENT HERBICIDE. FILL UNDER ADJACENT SHRUBS.
		3" - 4" 'TEXAS BLEND' RIVER ROCK	-			APPLY TO 4" DEPTH OVER COMPACTED SUBGRADE W/ GEO-TEXTILE WEED BARRIER AND PRE-EMERGENT HERBICIDE. FILL UNDER ADJACENT SHRUBS.
		ORGANIC BARK MULCH	-			PROVIDE TO 6" DEPTH @ EXISTING TREES TO BE PRESERVED

GENERAL NOTES:
1. REFER TO SPECIFICATIONS FOR ALL CONTRACT PLANTING.
2. INSTALL APPROVED IMPORTED PLANTING MIX TO MIN. DEPTH OF 6" IN ALL AREAS SCHEDULED AS LANDSCAPE PLANTING AREAS.
3. INSTALL APPROVED IMPORTED TOPSOIL TO 4" DEPTH IN ALL TURFGRASS AREAS.
4. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES IN THE FIELD PRIOR TO INSTALLATION AND MUST REPORT ANY DEVIATION IN SITE CONDITIONS TO THE LANDSCAPE ARCHITECT BEFORE PROCEEDING WITH WORK IN THE AFFECTED AREA.
5. WHERE SHOWN ON THESE PLANS, UTILITY INFORMATION IS PROVIDED FOR REFERENCE ONLY. REF. CIVIL AND MEP PLANS FOR ALL UTILITY INFORMATION.
6. VERIFY LOCATION AND DEPTH OF ALL EXISTING AND PROPOSED UTITILIES PRIOR TO ANY EXCAVATION. IN THE EVENT POTENTIAL CONFLICT(S) OCCUR BETWEEN UTILITIES AND LANDSCAPE IMPROVEMENTS, IMMEDIATELY CEASE WORK IN THE AFFECTED AREA, REPORT THE CONFLICT(S) TO THE OWNER'S REPRESENTATIVE, AND DO NOT PROCEED UNTIL RECEIPT OF SPECIFIC WRITTEN DIRECTION.

URBAN DEER NOTES:
1. AT THE TIME THESE DOCUMENTS WERE PREPARED THE LANDSCAPE ARCHITECT WAS NOT AWARE OF A LOCAL URBAN DEER POPULATION.
2. IN THE EVENT AN URBAN DEER POPULATION IS DISCOVERED, CONTRACTOR IS SOLELY RESPONSIBLE FOR PROTECTING ALL NEWLY-INSTALLED PLANTS THROUGH THE 30-DAY MAINTENANCE PERIOD.
3. APPLY "LIQUID FENCE" (OR APPROVED EQUAL) TO ALL PLANTS AS NEEDED TO DISCOURAGE BROWSING BY DEER.
4. ANY NEWLY-INSTALLED PLANTS EATEN OR BROWSED BY DEER PRIOR TO THE EXPIRATION OF THE 30-DAY MAINTENANCE PERIOD SHALL BE REPLACED BY THE CONTRACTOR AT NO COST TO THE OWNER.

OVERHEAD ELECTRIC NOTES:
1. ALL PROPOSED LARGE SPECIES TREES (AS DEFINED BY THE UNIFIED DEVELOPMENT CODE IN EFFECT HEREOF) SHALL BE PLANTED NO CLOSER THAN 20' TO ALL OVERHEAD ELECTRIC UTILITY LINES.
2. CONTRACTOR IS SOLELY RESPONSIBLE FOR FIELD LOCATING ALL OVERHEAD ELECTRIC UTILITY LINES AND ENSURING THAT NO LARGE SPECIES TREES ARE PLANTED WITHIN 20' OF ANY OVERHEAD ELECTRIC UTILITY LINES.
3. WHERE CITY INSPECTORS FIND ANY PROPOSED LARGE SPECIES TREES TO BE IN VIOLATION OF PROXIMITY TO OVERHEAD ELECTRIC UTILITY LINES, THE CONTRACTOR SHALL RELOCATE TREES AT NO ADDITIONAL COST TO THE OWNER.

COMPOST NOTES:
1. ALL NEW TREES SHALL BE PLANTED IN SOIL THAT IS SUITABLE FOR ESTABLISHING AND SUSTAINING THE PLANTINGS. IN ADDITION TO CONTAINING SUITABLE PARTICLE SIZE AND DEPTH OF SOIL ZONE, THE SOIL MUST CONTAIN SUFFICIENT ORGANICE MATTER AND NUTRIENTS.
2. TESTING AND CONFIRMATION BY A LANDSCAPE ARCHITECT OR A TEXAS LICENSED SOIL TESTING LAB SHALL BE COMPLETED TO ENSURE THE SUITS ARE SUITABLE.
3. IN LIEU OF CONFIRMATION BY A LANDSCAPE ARCHITECT OR A TEXAS LICENSED SOIL TESTING LAB, AMEND SOIL WITH COMPOST BY ADDING 3" OF COMPOST BLENDED INTO EVERY ONE (1) FOOT OF SOIL DEPTH.
4. FOR COMPLETE SOIL REPLACEMENT, ADD COMPOST TO SOIL AT A RATIO OF 25% COMPOST TO 75% NATIVE SOIL.

NATIVE PRESERVATION AREA NOTES:
1. IN AREA SCHEDULED ON THE PLANS AS NATIVE PRESERVATION AREAS, PRESERVE ALL EXISTING TREES, SHRUBS, GRASSES, AND OTHER NATIVE VEGETATION.
2. REMOVE ALL EXISTING DEAD PLANTS, FALLEN LIMBS, TRASH, DEBRIS, RUBBISH, AND OTHER OBJECTIONABLE MATERIAL AT THE DIRECTION OF THE OWNER'S REPRESENTATIVE.
3. PROVIDE ORGANIC BARK MULCH PER SPECIFICATIONS TO ALL DISTURBED AREAS.
4. PRUNE EXISTING TREES PER TREE PRUNING DETAIL.

Summary Chart - Buffer Yards/Setbacks

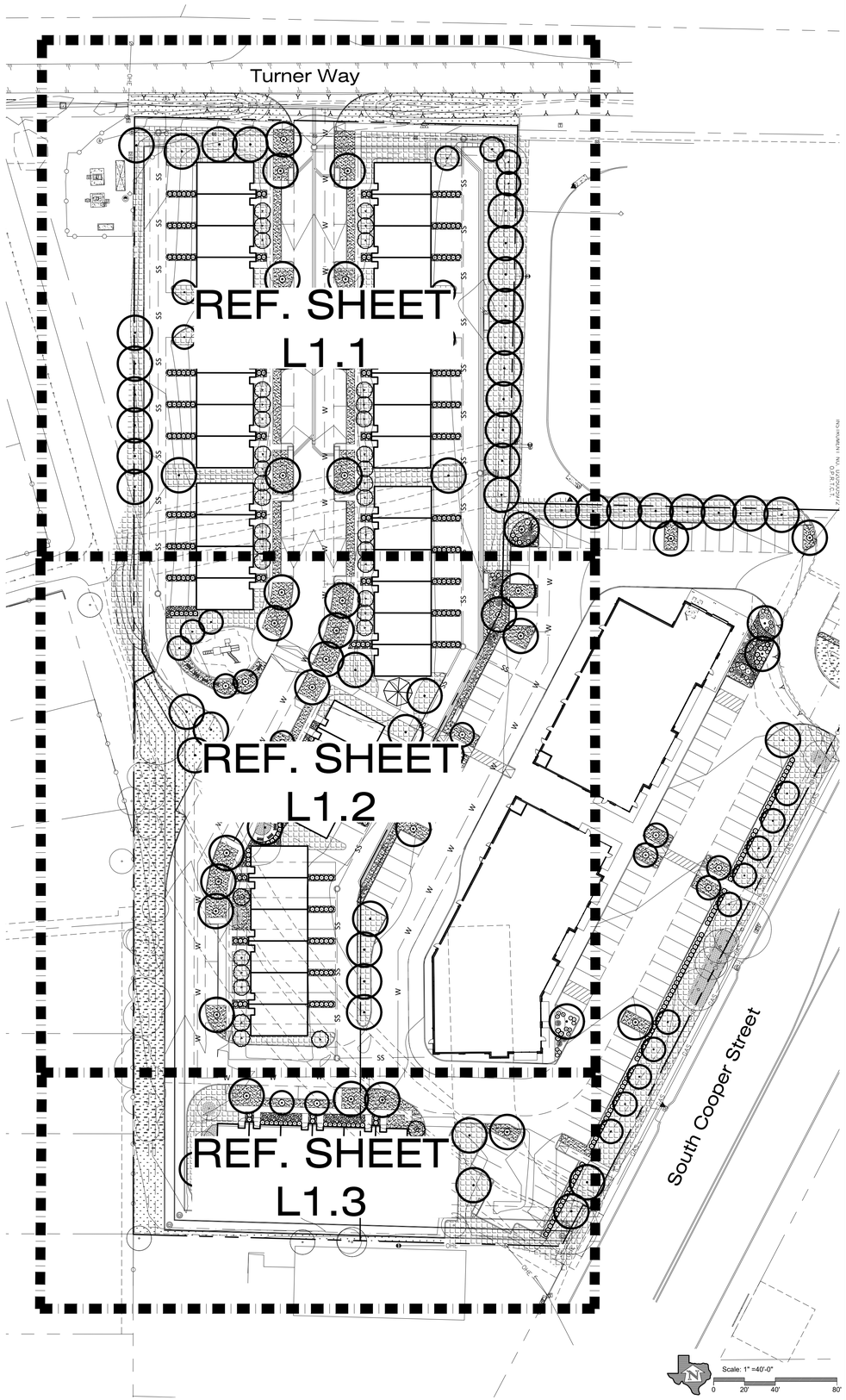
Location of Buffer Yard or Setback	Length	Required/P	Bufferyard or Setback Width/Type	Canopy Trees	Ornamental Trees	Shrubs	Screening Wall/Device Height & Material
North	249	Required	20	10			
		Provided	20	10			
East	725	Required	NA				
		Provided					
South	148	Required	10	6			
		Provided	Existing Preservation	Existing Preservation			
West	725	Required	20	29			
		Provided	Varies	29			

* Note any credits used in calculations:
a. Canopy trees on the west side include 23 preserved existing trees.

Summary Chart - Interior Landscape

	Landscape Area (in Sq. Ft.)	% of Landscape Area	Canopy Trees	Ornamental Trees	Shrubs	Ground Cover (in Sq. Ft.)
Required	14,562	10				
Provided	51,277	32	70	38	276	51,277

* Note any credits used in calculations:



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REGISTERED LANDSCAPE ARCHITECT JON ROBINSON 2375 STATE OF TEXAS
2.2.26

Revisions		
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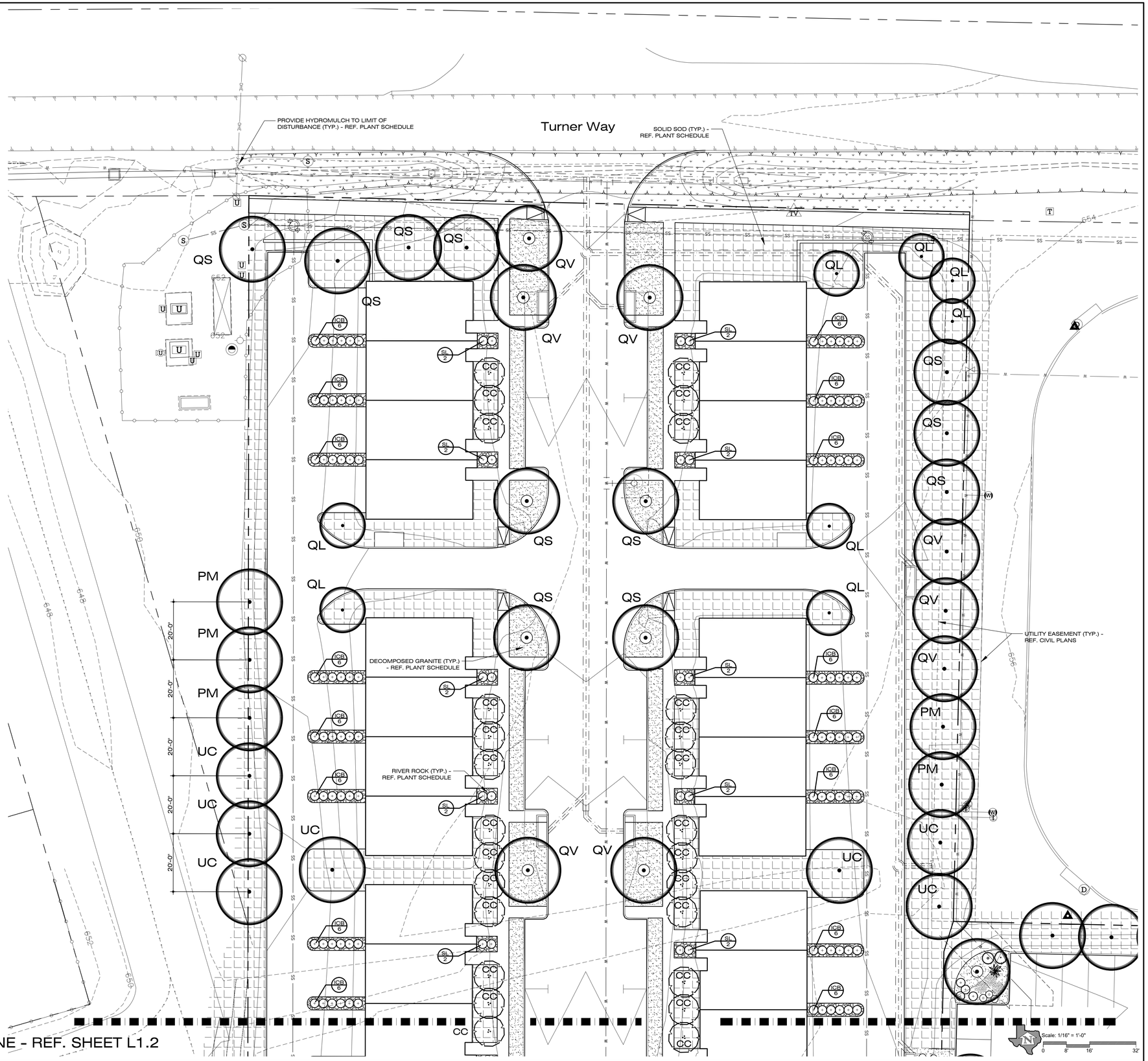
project #:	23.187
date:	9.24.25
drawn by:	al
checked by:	jr

drawing title:

OVERALL LANDSCAPE PLANTING PLAN

drawing number:

L1.0



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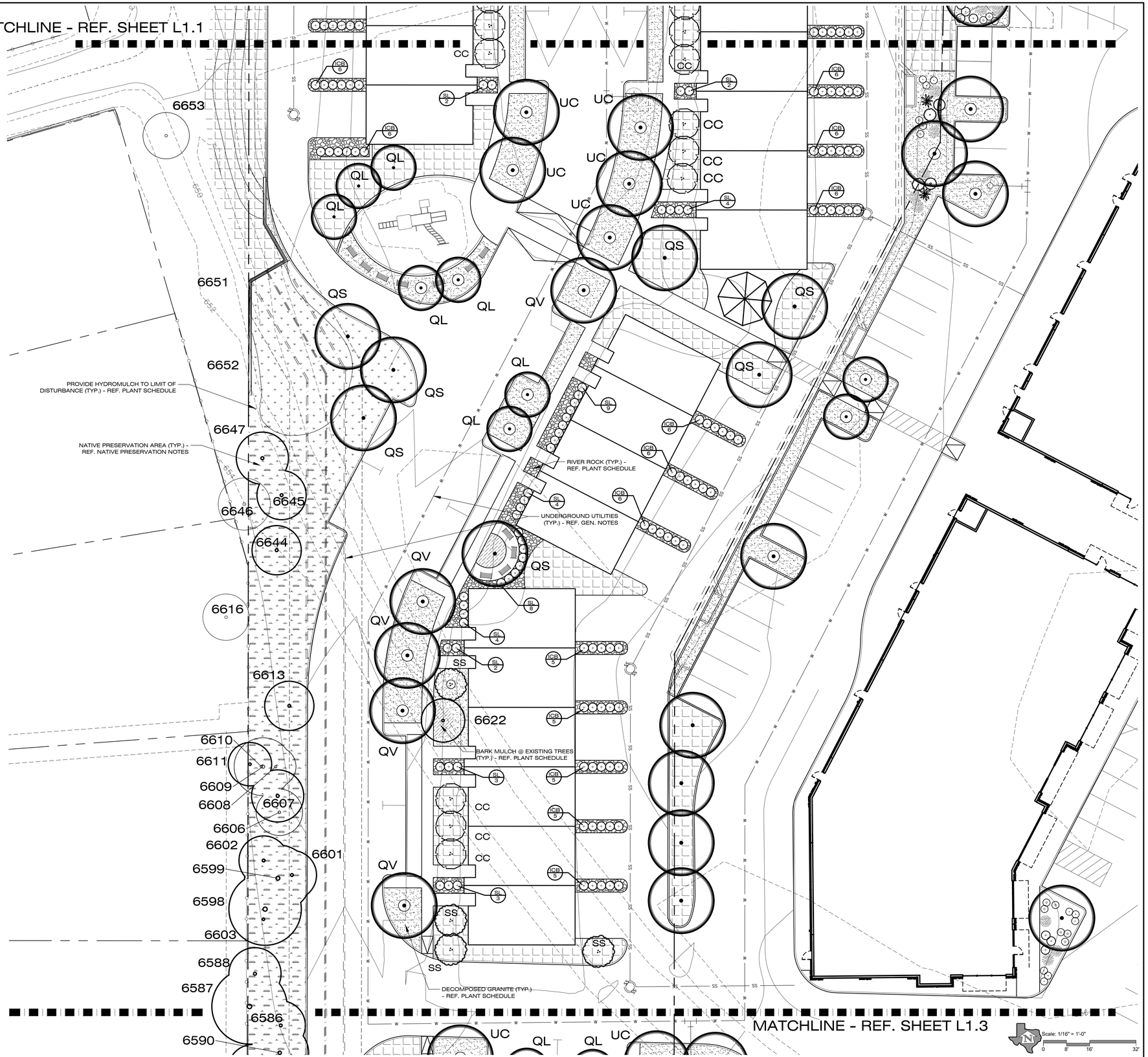
project #:	23.187
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ENLARGED LANDSCAPE PLANTING PLAN

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L1.1



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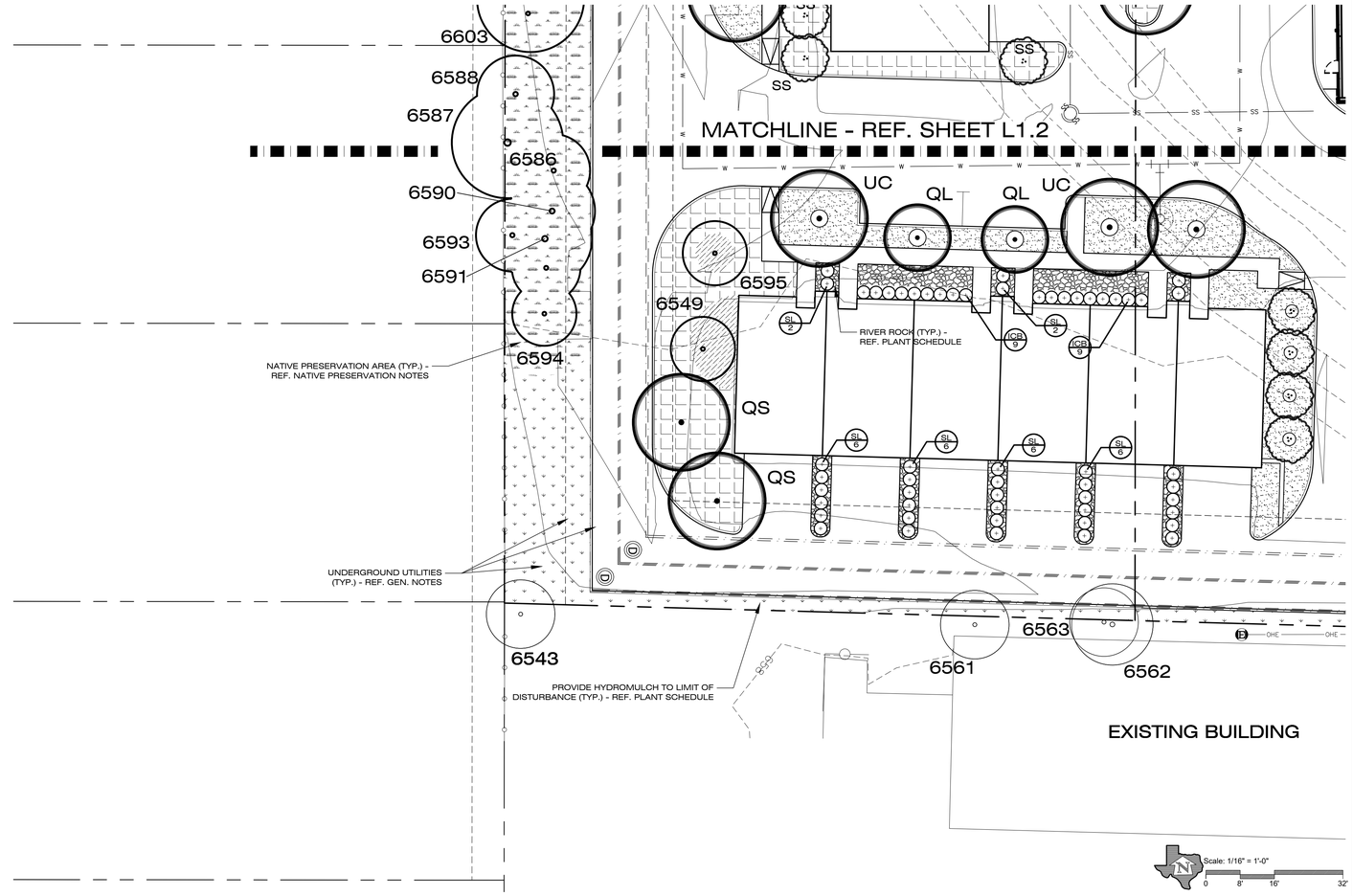
project #:	23.187
date:	9.24.25
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drawing title:

ENLARGED LANDSCAPE PLANTING PLAN

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L1.2



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ENLARGED LANDSCAPE PLANTING PLAN

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L1.3

PART 1 - GENERAL

1.1 Work Included
- A. Place and spread topsoil and planting mix.
- B. Install edging at planter areas.
- C. Excavate and prepare plant pits.
- D. Place plants in pits and backfill with planting mix.
- E. Prune plants.
- F. Apply mulch to planter areas.
- G. Install solid sod, hydromulch, or seed mix.
- H. Guarantee plants.
- I. Inspect plants during the Guarantee Period.

1.2 Reference Standards
- A. Nomenclature and size. All plants must be true to name and size in conformance with the following standards:
- B. American Joint Committee on Horticultural Nomenclature, 1942 ed. of Standardized Plant Names (Mount Pleasant Press, J. Horace McFarland Co., Harrisburg PA)
- C. American Standard of Nursery Stock, 1973 ed. (American Association of Nurserymen, Inc., Washington DC)

1.3 Submittals
- A. Submit weed control program in accordance with Sec. 01300
  1. Indicate chemicals to be employed, manufacturer's printed instructions as to dilution and application, solution strength, application method, rates, and frequency, and frequency of manual weeding.
  2. Submit chemical manufacturer's written certificate that material proposed for use meets local, state, and federal regulations for the type of material proposed and that the material is not toxic to humans and animals if applied per the manufacturer's written instructions.
- B. Submit topsoil sample (min. 1-gal. bag) in accordance with Sec. 01300
  1. Indicate topsoil supplier source.
  2. Provide laboratory test results indicating compliance w/ topsoil composition requirements.
- C. Submit planting mix sample (min. 1-gal. bag) in accordance with Sec. 01300
  1. Indicate planting mix supplier source.
  2. Provide laboratory test results indicating compliance w/ planting mixl composition requirements
- D. Submit bark mulch sample (min. 1-gal. bag) in accordance with Sec. 01300
  1. Indicate bark mulch supplier source.
- E. Submit decomposed granite sample (min. 1-gal. bag) in accordance with Sec. 01300
  1. Indicate decomposed granite supplier source.
- F. Submit irrigation system product data in accordance with Sec. 01300.
  1. Provide manufacturers' cut sheets indicating compliance with all equipment specified in the Irrigation Plans

1.4 Product Delivery, Storage, and Handling
- A. Handle and store all materials in such a manner as to prevent damage.

1.5 Existing Conditions
- A. Prior to commencement of work, investigate the site, locate and identify all existing underground utilities that may conflict with the installation of the work described in the contract documents, and notify the Landscape Architect of the conflict and do not proceed with construction in the affected area without specific direction.
- B. Protect identified utilities from damage during installation.

1.6 Guarantee
- A. All plants will be guaranteed against defects, including death and unsatisfactory growth, for a period of 12 months following the date of Substantial Completion. If replacement plants are installed, they will be guaranteed for an additional 12 months following their installation.

1.7 Responsibilities of Owner and Contractor
- A. The Contractor will provide monthly inspections of the project during construction and the guarantee period and immediately provide to the Owner and the Landscape Architect a written report identifying any irregularities which affect the guarantee.
- B. The Contractor will monitor any construction, whether conducted by other trades or the Owner's employees, adjacent to new and existing plants. The Contractor will identify and document any damage to the plants and immediately notify the Landscape Architect of same. The Contractor will replace any damaged plants at no expense to the Owner. Any reimbursement from other trades or contractors shall be the sole responsibility of the Contractor.
- C. The Contractor will remove and replace all dead plants.
- D. The Contractor will ensure all plants are installed in an upright position and to proper finish grade and will reset any plants not installed accordingly.
- E. The Contractor will have the sole responsibility for ensuring that all plants are maintained and watered adequately.

1.8 Final Inspection
- A. At the conclusion of the guarantee period, the Landscape Architect will inspect the planting to assess the final acceptance of the installation. Only plants that are alive and healthy will be accepted. The Contractor will replace any plants that are dead or, in the sole opinion of the Landscape Architect, in an unhealthy or unsightly condition or have lost their natural form due to dead or removed branches. The Contractor will bear the cost of replacing any plants.

1.9 Quality Assurance
- A. Before entering into a contract with any subcontractor, the General Contractor will investigate the proposed subcontractor's reputation and ability to perform the work and determine whether the subcontractor is stable, reputable, and skilled in this area of work. The General Contractor will require and review a minimum of the following submittals:
  1. Experience. The subcontractor will be a single firm specializing in landscape installation with a minimum 5 years documented experience. Documentation will demonstrate a minimum 10 installations of equal or greater size. The subcontractor will furnish the name, address, and telephone number for both the General Contractor and Owner on these projects, as well as the contract price, the company name under which the work was performed, and completion date.
  2. Personnel. The subcontractor will provide a list of the project manager and foreman proposed to complete the work, their years of experience in the industry, any formal training, and years of service with the current company. If a separate irrigation subcontractor is to be used, the same information will be provided.
  3. Business Expertise. The subcontractor will submit a current audited financial statement, current insurance certificate, contact information for their insurance company, bonding capacity and bonding company, and contact information for their bonding company.
- B. Should the subcontractor selected by the General Contractor default on the contract, fail to complete the work in conformance with the Contract Documents, or enter into bankruptcy, the Owner will pay the Landscape Architect as an additional service for any additional work occasioned by the subcontractor's default

PART 2 - PRODUCTS

2.1 Materials
- A. Topsoil. Provided by the landscape subcontractor from local sources, sandy loam which is fertile, friable, surface soil. Topsoil will be free of rocks, stones, subsoil, building debris, weeds, grass, clay lumps, and other materials which would be detrimental to turfgrass growth. Topsoil composition will be not less than 7% nor more than 12% clay and not more than 12% silt.
- B. Planting Mix. Plant mix composition will be 35% compost, 33% red sand, 16% composted topsoil, and 16% pine bark mulch.
- C. Commercial Fertilizer. Complete fertilizer of neutral character, with some elements derived from organic sources and containing available plant nutrients in the following percentages:
  1. For trees and shrubs - Woodace Top Dress Special (20-4-11, 8 - 9 month formula) at a rate of 5 to 10 lbs. per 100 SF.
  2. For lawns - Min. 1 lb. of actual nitrogen per 100 SF of lawn area, min. 4% phosphoric acid, and min. 2% potassium. Provide nitrogen in a form that will be available to turfgrass during the initial period of growth and in a minimum 50% organic form.

2.2 Plant Materials
- A. The drawings contain a complete list of plant species, quantities, sizes, and other requirements. In the event that discrepancies occur between the quantities of plants indicated on the plant list and as indicated on the drawings, the plant quantities shown on the drawings will be given precedence.
- B. No substitutions of plants will be permitted without express prior written authorization by the Landscape Architect.
- C. All plants will comply with state and federal inspection and diseases infestation laws.
- D. All plants will be typical of their species or variety, with normal, well-developed branches and vigorous root systems.
- E. All plants will be healthy and vigorous, free from defects, disfiguration, knots, abrasions, sunscald, diseases, insect eggs or larvae, borers, and all other forms of diseases or infestations.
- F. All plants will be nursery stock. Any plants gathered from native stands must be kept under nursery conditions for a minimum of 1 full growing season, must be free from all foreign plants and weeds, and must meet all other requirements of the Contract Documents.
- G. Container-grown plants must exhibit development of fibrous roots and have a root mass that will retain its shape when removed from the container. Plants grown in smaller containers must have root growth sufficient to reach the sides of the container. Root-bound container-grown plants will be rejected.
- H. Container sizes of a large grade than listed in the American Standard for Nursery Stock (ASNS) shall be determined by the volume of the root ball specified in the ASNS for plants of the same size.
- I. All bare root plants must have a heavy, fibrous root system and dormant buds at the time of planting.
- J. All plants must have average height and spread proportions and branching habit in accordance with the appropriate sections of the ASNS.
- K. All plants which have girdled roots, stem, or major branch, have deformities of the stem or major branch, lack symmetrical growth habits, have dead or defoliated portions, or have any defect, injury, or conditions which in the sole opinion of the Landscape Architect renders them unsuitable, will be rejected.
- L. Balled and burlapped plants must have a solid ball of earth of minimum specified size held securely in place by burlap and stout rope. Oversized or exceptionally heavy plants will be accepted provided the size of the root ball or spread of the roots is increased proportionally. Root balls must be tight, unbroken, and free of weed or foreign plant growth. Root balls shall have the following depth-to-diameter ratios: root ball diameters of less than 20" = minimum depth of 75% of the diameter; root ball diameters of 20" to 30" = minimum depth of 2/3 of the diameter; root ball diameters over 30" = minimum depth of 60% of the diameter.
- M. Plants delivered as a single unit of 25 or less of the same size, species, and variety must be clearly marked and tagged. Plants delivered in large quantities of more than 25 must be segregated as to variety, grade, and size, and 1 plant in each 25 plants, or fraction thereof, of each size, species, and variety, must be tagged.
- N. Plants stored under temporary conditions will be the responsibility of the Contractor and must be protected at all times from extreme weather conditions by insulating the root balls with sawdust, soil, mulch, or other approved measure. Plants stored on paved areas must be separated from the pavement with an insulating layer.
- O. Protecting stored plants from theft or vandalism will be the sole responsibility of the Contractor. Any stolen plants will be replaced at no cost to the Owner.

2.3 Miscellaneous Materials
- A. Mulch. Shredded native mulch applied to a depth of 4" beneath all new trees and 4" beneath all shrubs.
- B. Stakes. Sound new hardwood, treated softwood, or redwood stakes, free of knot holes and other defects, or metal stakes. Provide wire ties and guys of 2-strand, twisted, pliable galvanized iron wire, minimum 12-gauge, with zinc-coated turnbuckles. Provide minimum ½" diameter rubber or plastic hose, cut to required lengths and of uniform color, material, and size, to protect tree trunks and branches from damage by wires. All new trees are to be staked.
- C. Anti-Dessicant: Emulsion type, film-forming agent designed to permit transpiration but retard excessive loss of moisture from plants. Deliver in manufacturer's full identified containers and mix in accordance with manufacturer's instructions.
- D. Plastic trunk protectors: Provide ArborGard+, AG 9-4+ by Deep Root Partners, L.P. (or equal), (1-800-458-7668) to protect new trees from damage by string trimmers and mowers.

PART 3 - EXECUTION

3.1 Inspection
- A. Inspect existing site conditions and progress of other trades before commencing landscape installation.
- B. Verify that construction has progressed to a point at which the landscape will not be adversely affected by subsequent construction and that existing conditions are acceptable for landscape installation.
- C. Report adverse conditions to the Landscape Architect and do not proceed with the work until adverse conditions have been rectified.
- D. Commencement of the landscape installation will constitute acceptance of the site conditions without qualification.

3.2 Preparation of Subsoil
- A. Inspect subsoil for the presence of objectionable materials such as rocks (2" diameter and greater), concrete waste, building debris, weeds, grass, and other material that would be detrimental to the growth of plants and turfgrass. Protect existing underground improvements from damage.
- B. Cultivate the subsoil to a depth of 3" or, if the subsoil is compacted due to heavy equipment traffic or storage, cultivate to a depth of 6".

3.3 Spreading Topsoil
- A. See lawn installation for topsoil spreading procedures in turfgrass areas.
- B. Spread topsoil and planting mix to required finish grades. Fill turfgrass areas with topsoil to a minimum depth of 4."
- C. Cultivate with a mechanical tiller to break up clods and cultivate by hand in inaccessible areas. Rake until the surface is smooth.
- D. Remove from the site any foreign or objectionable material collected during cultivation.
- E. Grade to eliminate rough spots and low spots where ponding may occur, maintaining smooth and uniform grades that will encourage positive drainage. Continue to grade the topsoil until it is firm and settled with a smooth surface, watering, drying, and re-grading as necessary.
- F. The landscape Contractor is solely responsible for ensuring positive drainage regardless of the condition of the subgrade. If extreme pr objectionable conditions exist, notify the Landscape Architect before proceeding.
- G. Mix the specified soil amendments and fertilizers with topsoil at the specified rates. Do not mix fertilizers unless planting will follow the spreading of topsoil or planting mix within 48 hours.
- H. All planting areas must be prepared so that they remain free of debris and weeds until planting occurs.
- I. Weed control in the planting areas will consist of killing all weeds and maintaining a weed-free condition in accordance with the weed control program until completion of the project.
- J. Protect adjacent plants from damage due to overspray of weed control chemicals.

3.4 Planting
- A. The Contractor will begin planting when other work divisions such as topsoil spreading have progressed sufficiently to permit planting.
- B. Planting will occur where it is shown on the Contract Documents unless obstruction overhead or underground are encountered or where changes in construction have been made. Prior to the excavation of shrub or tree pits, the Contractor will locate and identify all underground utility lines, electrical cables, irrigation lines, and conduits. If such obstructions are found, promptly notify the Landscape Architect and do not proceed without clear direction.
- C. No planting pits will be excavated until the proposed locations and plant sizes have been reviewed and approved by the Landscape Architect. Each plant will be planted in an individual pit dug with straight vertical sides. All plants will be set such that their original soil level is equal to the ultimate finish grade. No filling will be done around the trunks and stems. All ropes, wires, staves, etc., will be removed from the sides and top of the root ball and removed from the pit before filling. Burlap will be properly cut and removed from the sides of the root ball. When a depth is specified for the plant pit, it will be construed as the depth below adjacent finish grade. Excess excavation from plant pits shall be either used elsewhere or removed from the site entirely.
- D. The Landscape Architect will review and approve the location and orientation of all plants prior to excavation of their pits. All trees will be planted in pits a minimum 24" greater in diameter than the container size or spread of their roots. In the event that solid rock is encountered in the bottom of the pit, break up and loosen the sides and bottom of the pit so that water will drain effectively. The pit will be a minimum of 9" deeper than the depth of the root ball and will have a crown from the middle to the sides in order to direct drainage away from the root ball. Place planting mix in the bottom of the pit and tamp down to prevent settling. Backfill the pits with planting mix in layers no greater than 9" and tamp down to avoid settling. Provide enough planting mix to bring to finish grade and form a saucer with a minimum 4" lip around the perimeter of the tree's root ball so water will pond and soak into the root ball.
- E. Stake trees immediately after planting, then remove the stakes after one (1) year.
- F. If deciduous trees are planted in full-leaf, spray with anti-dessicant to provide an adequate film over the trunk, branches, stems, and foliage.
- G. Shrubs will be planted in pits a minimum of 12" greater in width than the diameter of the root ball or container. In the event that solid rock is encountered in the bottom of the pit, break up and loosen the sides and bottom of the pit so that water will drain effectively. The depth of the pit will be sufficient to accommodate the root ball and to set the plant at finish grade. Backfill the pit with planting mix, tamp down and settle thoroughly, bring to finish grade, and form a slight saucer to hold additional water and soak the root ball. After planting has been approved, apply bark mulch to a depth of 2" around all plants in the planting area..
- H. All ground cover material will be planted as follows:
  1. One gallon material will be planted the same as one gallon shrubs.
  2. 4" pot material will be planted in pits the same size as or larger than the root system, then firmly tamped by hand and watered in using a fine spray.
  3. Where settlement occurs, backfill with additional planting mix to cover exposed roots and to bring to finish grade.
  4. After planting has been reviewed and approved, apply decomposed granite to a compacted depth of 2".
  5. Thoroughly water each plant using a root stimulator solution (Green Light or equal) mixed according to the manufacturer's recommendations.
  6. Neatly prune and/or clip each plant as necessary to preserve the natural character. Conduct all pruning with sharp, clean tools and clip bruised or broken branches with a clean cut. Paint pruning cuts 2" in diameter and larger with an approved tree wound paint.
  7. Apply water as required to keep the mulch damp at all times during germination and initial growth period or as directed by the Landscape Architect.

3.5 Lawn Installation
- A. Do not commence lawn installation until after the irrigation system has been completely installed and is operational.
- B. Do not commence any lawn installation until the Landscape Architect has reviewed and approved all areas prepared for sodding.

3.6 Sodded Lawns
- A. Prior to spreading topsoil and in all areas to receive lawn, cultivate the subsoil to a minimum depth of 4". Cultivation may be conducted by disc, spring tooth harrow, rototiller, or similar mechanical means, and should be done in a direction perpendicular to the natural flow of water.
- B. After the topsoil has been spread, mechanically till the area to a depth of 4", then roll rake and drag to remove all large clods, rocks, debris, and litter over 1" in diameter. Dispose of clutter at an off-site location.
- C. Using a lightweight, water-filled roller, roll the raked topsoil in two (2) opposite directions.
- D. Rake the rolled topsoil to a smooth, level surface, removing ridges and filling depressions. Remove all remaining rocks and debris over 1" in diameter.
- E. Hold the finish grade 1-1/2" below adjacent curbs, sidewalks, paving, and other hard surfaces.
- F. Apply the fertilizer at a rate of 2 lbs. per 1000 SF.
- G. Rake the fertilizer into the surface soil at a depth of ½" to 1".
- H. Roll the fertilized topsoil in one (1) direction, water lightly of the surface soil is dry, then allow to dry.
- I. Lay the sod within 24 hours of stripping. Working from plywood boards to avoid disturbing the topsoil or sod, but the ends and sides of sod strips without overlapping, stagger strips to offset joints in adjacent courses, and tamp or roll lightly to ensure good contact with the surface soil. Sift topsoil into minor cracks between sod pieces, then remove excess from the top. Do not lay dormant sod.
- J. On slopes in excess of 20% (5:1), anchor sod with wooden stakes.
- K. Water sod thoroughly with a fine spray immediately after application.
- L. Erect a barrier of stakes and ropes around the perimeter of the sodded areas and post warning signs to deter foot traffic.
- M. Water as necessary to keep the sod damp at all times through germination and initial growth period.

3.7 Cultivation and Cleanup
- A. Upon completion of the planting, all excess material shall be removed and disposed of at a location off-site. Bring the finish grade in planter areas to a uniform grade, 1-1/2" below all adjacent paving or hard surfaces. Loosen the soil surrounding each individual plant to a distance of three (3) feet around each new tree and large shrub and 12" around each new small shrub and ground cover.

3.8 Maintenance and Restoration
- A. The Contractor will ensure adequate and proper care of all plants and work done on this project until final acceptance, but in no case less than 30 days following Substantial Completion. This will include keeping all plants in a healthy growing condition by watering, cultivating, pruning, and spraying, keeping the planting areas free from insect infestation, weeds and grass, litter, and debris, and retaining the finish grade in a neat and uniform manner. Plant crowns, runners, and branches will be kept free of mulch at all times.
- B. Protect all lawn areas from vehicle and pedestrian traffic.
- C. Repair all sod areas damaged by any cause prior to final acceptance.
- D. The lawn establishment period will begin immediately after the lawn planting area has been accepted by the Landscape Architect, will extend for a minimum of 30 days or until the end of the contract, and will consist of caring for all lawn areas within the project limits of work.
- E. During the lawn establishment period, the Contractor will be responsible for ensuring healthy growth of the turfgrass. This responsibility includes all labor and materials necessary keep the project in a presentable condition, including, but not limited to, litter removal, mowing, trimming, weed control, removal of grass clipping, edging, and any necessary re-sodding and repair.
- F. During the lawn establishment period the Contractor will as often as conditions dictate mow the turfgrass to a cutting height of 1-1/2". The turfgrass shall never exceed 3" in height and all clipping will be removed from the site.
- G. During the months of March through September, the Contractor will edge at least once every month or as directed by the Landscape Architect.
- H. During the months of March through September, the Contractor will apply water to sodded areas at an even rate of 1" of water per week, although the Landscape Architect may change this rate as conditions warrant.
- I. Final acceptance of the lawn areas will be based on he presence of a uniform stand of grass at a uniform grade at the time of final inspection. Areas 24" square and large that are bare, have a poor stand of grass, or have an finish grade that is not uniform will be at the Contractor's expense re-graded, re-sodded, and fertilized as specified herein.
- J. Upon completion of the initial planting, the Landscape Architect will make an inspection of all plantings and notify the Contractor in writing of any replacements or corrective actions necessary to meet the provisions of the Contract Documents. The Contract will then replace all the rejected or missing plants and perform the specified corrective measures.
- K. All replacement plants will be of the same species, size, and quality. All rejected plants will be replaced within 30 days of notification.

3.9 Acceptance
- A. Upon receipt of a written request from the Contractor at least seven (7) prior, the Landscape Architect will inspect the planting and maintenance to determine its completion and the beginning of the guarantee period. All plants must be alive and healthy in order for the installation to be considered complete. Where inspected work does not comply with the requirements of the Contract Documents, replace rejected work and continue to perform the specified maintenance until the Landscape Architect re-inspects the work and finds it acceptable. Remove rejected plants and materials from the site.

END OF SECTION

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REGISTERED LANDSCAPE ARCHITECT · JON ROBINSON · 2375 · STATE OF TEXAS
10.8.25

Revisions

Number	Description	Date

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FALCON CROSSING

2445 FM RD. 157
S. Cooper Street & Turner Way
Mansfield, TX, 76063

project #: 23.187
date: 9.24.25
drawn by: al
checked by: jr
drawing title:

LANDSCAPE SPECIFICATIONS

drawing number:

L2.0



1 EXTERIOR ELEVATION - LEFT - TYPE A (4 UNITS)

SCALE: 3/16" = 1'-0"

COLOR / MATERIAL SCHEDULE

MASONRY

BR-1	ENDICOTT FULL SIZE BRICK, COLOR: EXECUTIVE IRONSPOT, SIZE: MODULAR, STACK BOND APPLICATION
S-1	1" STUCCO, SAND 20/30 FINISH, PAINT P-1

METAL

M-1	PREFINISHED METAL CAP FLASHING, TRIM, DOWNSPOUTS & SCUPPER HEADS "CHARCOAL GREY"
M-2	BERRIDGE CEE-LOCK STANDING SEAM METAL ROOF, "CHARCOAL GREY"

PAINT

P-1	TEXTURED PAINT FINISH, SHERWIN WILLIAMS, #SW 7063, "ORIGAMI WHITE"; WALL FIELD COLOR"

AREA TABULATION

	CORNER UNITS	MIDDLE UNITS
FIRST FLOOR :	312 SQ.FT.	311 SQ.FT.
SECOND FLOOR :	732 SQ.FT.	716 SQ.FT.
THIRD FLOOR :	803 SQ.FT.	770 SQ.FT.
FOURTH FLOOR :	33 SQ.FT.	33 SQ.FT.
TOTAL :	**1,880 SQ.FT.**	**1,830 SQ.FT.**
GARAGE :	425 SQ.FT.	
2nd FLR. BALCONY :	58 SQ.FT.	
ROOF DECK :	275 SQ.FT.	



2 EXTERIOR ELEVATION - REAR - TYPE A (4 UNITS)

SCALE: 3/16" = 1'-0"

ZC 25-002, EXHIBIT E, ELEVATIONS

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Architect: Greg T. Shue
Seal No.: 17837
Date Issued: 02.06.2026

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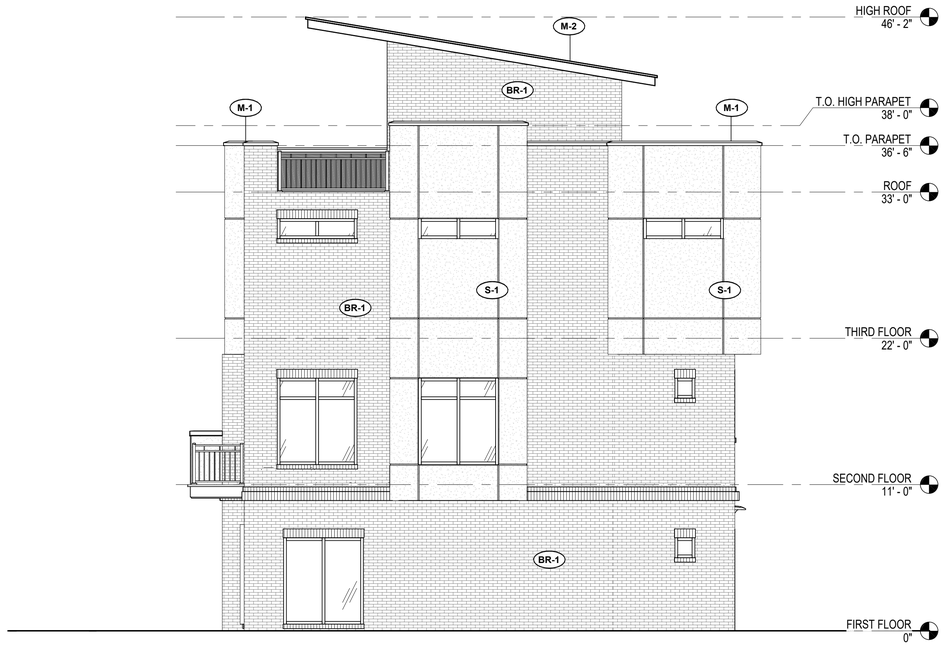
2445 FM RD. 157
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project #: 23.187
date: 02.06.2026
drawn by: AMP
checked by: OSA
drawing title:

EXTERIOR ELEVATIONS TYP A

drawing number:

A201 A



1 EXTERIOR ELEVATION - RIGHT - TYPE A (4 UNITS)

SCALE: 3/16" = 1'-0"



2 EXTERIOR ELEVATION - REAR - TYPE A (4 UNITS)

SCALE: 3/16" = 1'-0"

COLOR / MATERIAL SCHEDULE

MASONRY

BR-1	ENDICOTT FULL SIZE BRICK, COLOR: EXECUTIVE IRONSPOT, SIZE: MODULAR, STACK BOND APPLICATION
S-1	1" STUCCO, SAND 20/30 FINISH, PAINT P-1

METAL

M-1	PREFINISHED METAL CAP FLASHING, TRIM, DOWNSPOUTS & SCUPPER HEADS "CHARCOAL GREY"
M-2	BERRIDGE CEE-LOCK STANDING SEAM METAL ROOF, "CHARCOAL GREY"

PAINT

P-1	TEXTURED PAINT FINISH, SHERWIN WILLIAMS, #SW 7063, "ORIGAMI WHITE"; WALL FIELD COLOR"

AREA TABULATION

	CORNER UNITS	MIDDLE UNITS
FIRST FLOOR :	312 SQ.FT.	311 SQ.FT.
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THIRD FLOOR :	803 SQ.FT.	770 SQ.FT.
FOURTH FLOOR :	33 SQ.FT.	33 SQ.FT.
TOTAL :	**1,880 SQ.FT.**	**1,830 SQ.FT.**
GARAGE :	425 SQ.FT.	
2nd FLR. BALCONY :	58 SQ.FT.	
ROOF DECK :	275 SQ.FT.	

ZC 25-002, EXHIBIT E, ELEVATIONS

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project #: 23.187
date: 02.06.2026
drawn by: AMP
checked by: OSA
drawing title:

EXTERIOR ELEVATIONS TYPE A

drawing number:

A202 A



1 EXTERIOR ELEVATION - FRONT TYP A (4 UNITS)

SCALE: 3/16" = 1'-0"



2 EXTERIOR ELEVATION - RIGHT TYP A (4 UNITS)

SCALE: 3/16" = 1'-0"



3 EXTERIOR ELEVATION - LEFT TYP A (4 UNITS)

SCALE: 3/16" = 1'-0"



4 EXTERIOR ELEVATION - REAR TYP A (4 UNITS)

SCALE: 3/16" = 1'-0"

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SCHEMATIC ELEVATIONS - TYPE A

project #: 23.187

ZC 25-002, EXHIBIT E, ELEVATIONS

02.06.2026

A2.1 A





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Date Issued: 09.24.25

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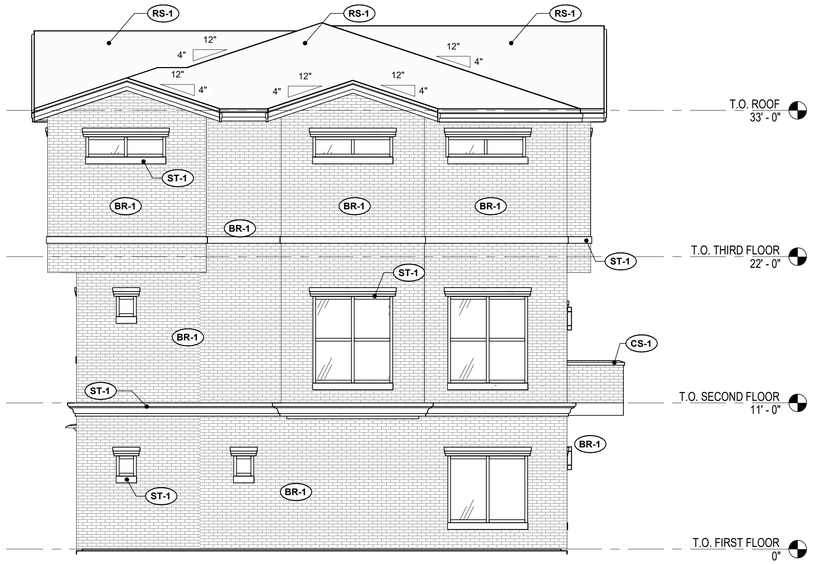
project #: 23.187
date: 09.24.25
drawn by: OSA
checked by: OSA

drawing title:

3D VIEW BUILDING TYPE A

drawing number:

A203



1 EXTERIOR ELEVATION LEFT - TYPE B (4 UNITS)

SCALE: 3/16" = 1'-0"



2 EXTERIOR ELEVATION FRONT - TYPE B (4 UNITS)

SCALE: 3/16" = 1'-0"

COLOR/MATERIAL KEY

MASONRY

BR-1	ENDICOTT FULL SIZE BRICK, COLOR: EXECUTIVE IRONSPOT, SIZE: MODULAR
CS-1	CAP STONE - CORNICE
S-1	STUCCO, 3 COAT OVER GALV. METAL LATH, SHERWIN WILLIAMS #SW7063

PAINT

P-1	TEXTURED PAINT FINISH, SHERWIN WILLIAMS #SW 7063, "ORIGAMI WHITE"; WALL FIELD COLOR"

ROOF

RS-1	ROOF SHINGLES 3 TAB; COLOR TBD

LIGHTING

SC-1	EXTERIOR SCONCE; COLOR TBD

AREA TABULATION

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FIRST FLOOR :	312 SQ.FT.	311 SQ.FT.
SECOND FLOOR :	732 SQ.FT.	716 SQ.FT.
THIRD FLOOR :	803 SQ.FT.	770 SQ.FT.
TOTAL :	**1,847 SQ.FT.**	**1,797 SQ.FT.**
GARAGE :	425 SQ.FT.	
2nd FLR. BALCONY :	58 SQ.FT.	

ZC 25-002, EXHIBIT E, ELEVATIONS

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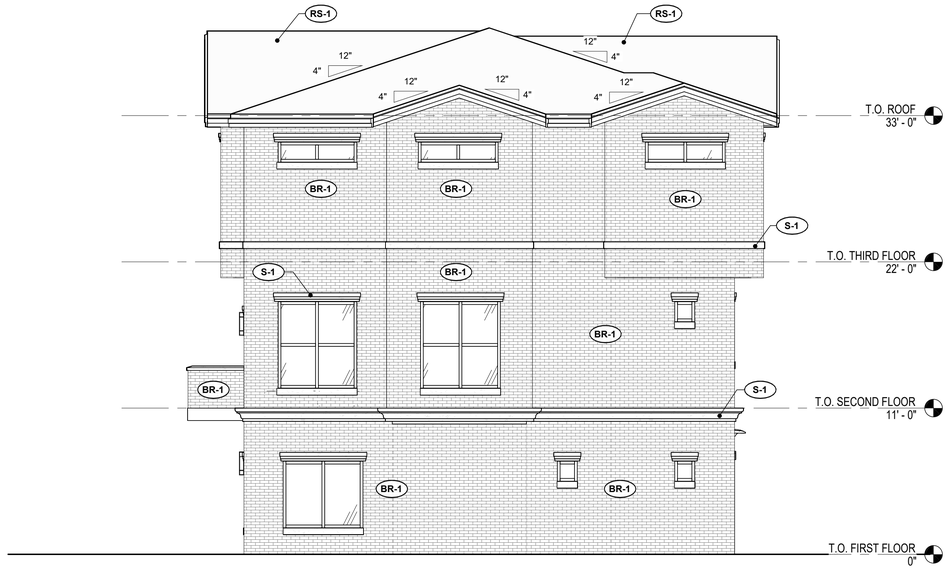
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project #: 23.187
date: 02.06.2026
drawn by: AMP
checked by: OSA
drawing title: **EXTERIOR ELEVATIONS TYPE B**
drawing number: **A201 B**



1 EXTERIOR ELEVATION RIGHT - TYPE B (4 UNITS)

SCALE: 3/16" = 1'-0"



2 EXTERIOR ELEVATION REAR - TYPE B (4 UNITS)

SCALE: 3/16" = 1'-0"

COLOR/MATERIAL KEY

MASONRY

- BR-1 — ENDICOTT FULL SIZE BRICK, COLOR: EXECUTIVE IRONSPOT, SIZE: MODULAR
- CS-1 — CAP STONE - CORNICE
- S-1 — STUCCO, 3 COAT OVER GALV. METAL LATH, SHERWIN WILLIAMS #SW7063

PAINT

- P-1 — TEXTURED PAINT FINISH, SHERWIN WILLIAMS #SW 7063, "ORIGAMI WHITE"; WALL FIELD COLOR"

ROOF

- RS-1 — ROOF SHINGLES 3 TAB; COLOR TBD

LIGHTING

- SC-1 — EXTERIOR SCONCE; COLOR TBD

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GARAGE :	425 SQ.FT.	
2nd FLR. BALCONY :	58 SQ.FT.	

ZC 25-002, EXHIBIT E, ELEVATIONS

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project #: 23.187
date: 02.06.2026
drawn by: AMP
checked by: OSA
drawing title: **EXTERIOR ELEVATIONS -TYPE B**

drawing number:

A202 B



1 **EXTERIOR ELEVATION - FRONT (TYPE B - 4 UNITS)**
SCALE: 3/16" = 1'-0"



2 **EXTERIOR ELEVATIONS - RIGHT (TYPE B - 4 UNITS)**
SCALE: 3/16" = 1'-0"

COLOR/MATERIAL KEY

MASONRY

BR-1	ENDICOTT FULL SIZE BRICK, COLOR: EXECUTIVE IRONSPOT, SIZE: MODULAR
CS-1	CAP STONE - CORNICE
S-1	STUCCO, 3 COAT OVER GALV. METAL LATH, SHERWIN WILLIAMS #SW7063

PAINT

P-1	TEXTURED PAINT FINISH, SHERWIN WILLIAMS #SW 7063, "ORIGAMI WHITE"; WALL FIELD COLOR"

ROOF

RS-1	ROOF SHINGLES 3 TAB; COLOR TBD

LIGHTING

SC-1	EXTERIOR SCONCE; COLOR TBD

AREA TABULATION

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GARAGE :	425 SQ.FT.	
2nd FLR. BALCONY :	58 SQ.FT.	



3 **EXTERIOR ELEVATION - REAR (TYPE B - 4 UNITS)**
SCALE: 3/16" = 1'-0"



4 **EXTERIOR ELEVATION - LEFT (TYPE B - 4 UNITS)**
SCALE: 3/16" = 1'-0"

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FALCON CROSSING

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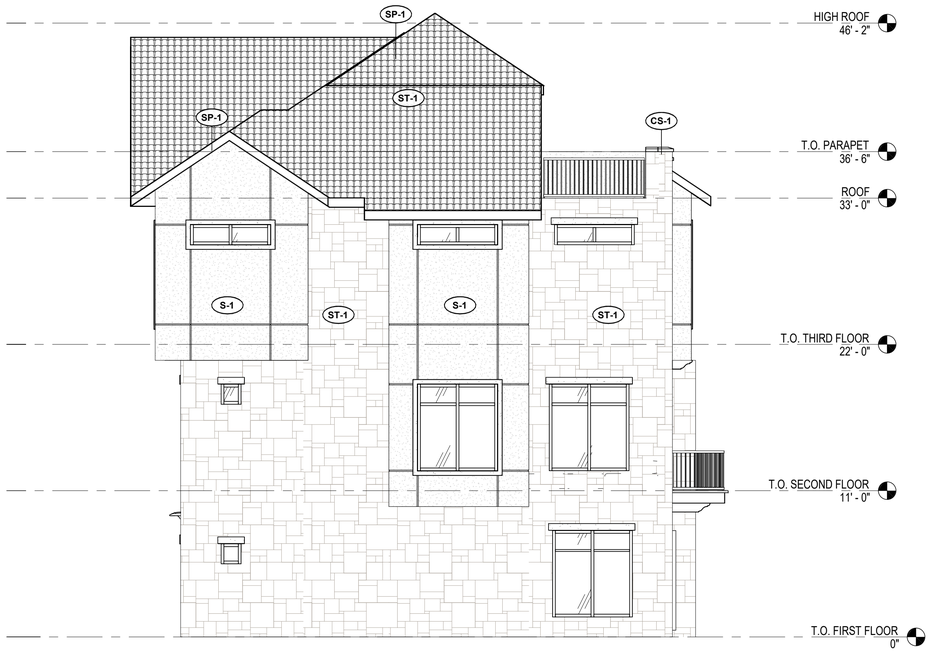
SCHEMATIC ELEVATIONS (TYPE B)

project #: 23.187

02.02.2026

ZC 25-002, EXHIBIT E, ELEVATIONS

A2.1 B



1 EXTERIOR ELEVATION - LEFT - TYPE C (4 UNITS)

SCALE: 3/16" = 1'-0"

COLOR/MATERIAL SCHEDULE

MASONRY

ST-1	AUSTIN CREAM LIMESTONE
S-1	1" STUCCO, SAND 20/30 FINISH, PAINT P-1
CS-1	CAP STONE

ROOF

SP-1	LABASA SPANISH TILE

PAINT

P-1	TEXTURED PAINT FINISH, SHERWIN WILLIAMS #SW 7636, "oRIGAMI WHITE"; WALL FIELD COLOR"

AREA TABULATION

	CORNER UNITS	MIDDLE UNITS
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FOURTH FLOOR :	33 SQ.FT.	33 SQ.FT.
TOTAL :	**1,880 SQ.FT.**	**1,830 SQ.FT.**
GARAGE :	425 SQ.FT.	
2nd FLR. BALCONY :	58 SQ.FT.	
ROOF DECK :	275 SQ.FT.	



2 EXTERIOR ELEVATIONS - FRONT - TYPE C (4 UNITS)

SCALE: 3/16" = 1'-0"

ZC 25-002, EXHIBIT E, ELEVATIONS

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Architect: Greg T. Shue
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project #: 23.187
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EXTERIOR ELEVATIONS TYPE C
drawing number:

A202 C



1 EXTERIOR ELEVATION - RIGHT - TYPE C (4 UNITS)

SCALE: 3/16" = 1'-0"

COLOR/MATERIAL SCHEDULE

MASONRY

ST-1	AUSTIN CREAM LIMESTONE
S-1	1" STUCCO, SAND 20/30 FINISH, PAINT P-1
CS-1	CAP STONE

ROOF

SP-1	LABASA SPANISH TILE

PAINT

P-1	TEXTURED PAINT FINISH, SHERWIN WILLIAMS #SW 7636, "oRIGAMI WHITE"; WALL FIELD COLOR"

AREA TABULATION

	CORNER UNITS	MIDDLE UNITS
FIRST FLOOR :	312 SQ.FT.	311 SQ.FT.
SECOND FLOOR :	732 SQ.FT.	716 SQ.FT.
THIRD FLOOR :	803 SQ.FT.	770 SQ.FT.
FOURTH FLOOR :	33 SQ.FT.	33 SQ.FT.
TOTAL :	**1,880 SQ.FT.**	**1,830 SQ.FT.**
GARAGE :	425 SQ.FT.	
2nd FLR. BALCONY :	58 SQ.FT.	
ROOF DECK :	275 SQ.FT.	



2 EXTERIOR ELEVATION - REAR - TYPE C (4 UNITS)

SCALE: 3/16" = 1'-0"

ZC 25-002, EXHIBIT E, ELEVATIONS

Open studio architecture
6122 DeZavala Rd.
San Antonio, Texas 78249
Tel: 210.417.4307
www.openstudio-usa.com

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Architect: Greg T. Shue
Seal No.: 17837
Date Issued: 02.06.2026

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Revisions		
Number	Description	Date

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FALCON CROSSING

2445 FM RD. 157
S. Cooper Street & Turner Way
Mansfield, TX, 76063

project #: 23.187
date: 02.06.2026
drawn by: AMP
checked by: OSA
drawing title: **EXTERIOR ELEVATIONS TYPE C**

drawing number:

A201 C



1 **EXTERIOR ELEVATION - RIGHT - TYPE C (4 UNITS)**
SCALE: 3/16" = 1'-0"



2 **EXTERIOR ELEVATION - FRONT - TYPE C (4 UNITS)**
SCALE: 3/16" = 1'-0"



3 **EXTERIOR ELEVATION - LEFT - TYPE C (4 UNITS)**
SCALE: 3/16" = 1'-0"



4 **EXTERIOR ELEVATION - REAR - TYPE C (4 UNITS)**
SCALE: 3/16" = 1'-0"

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FALCON CROSSING

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Mansfield, TX, 76063

SCHEMATIC ELEVATIONS - TYPE C

project #: 23.187

ZC 25-002, EXHIBIT E, ELEVATIONS

08.14.24

A2.1 C



ZC 25-002, EXHIBIT E, ELEVATIONS

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Mansfield, TX, 76063

project #: 23.187
date: 02.06.2026
drawn by: OSA
checked by: AMP
drawing title: **COLORED ELEVATIONS AND 3D VIEW**

drawing number:

A205



ZC 25-002, EXHIBIT E, ELEVATIONS

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project #: 23.187
date: 02.06.2026
drawn by: AMP
checked by: OSA

drawing title:

COLORED ELEVATIONS AND 3D VIEW

drawing number:

A206



ZC 25-002, EXHIBIT E, ELEVATIONS

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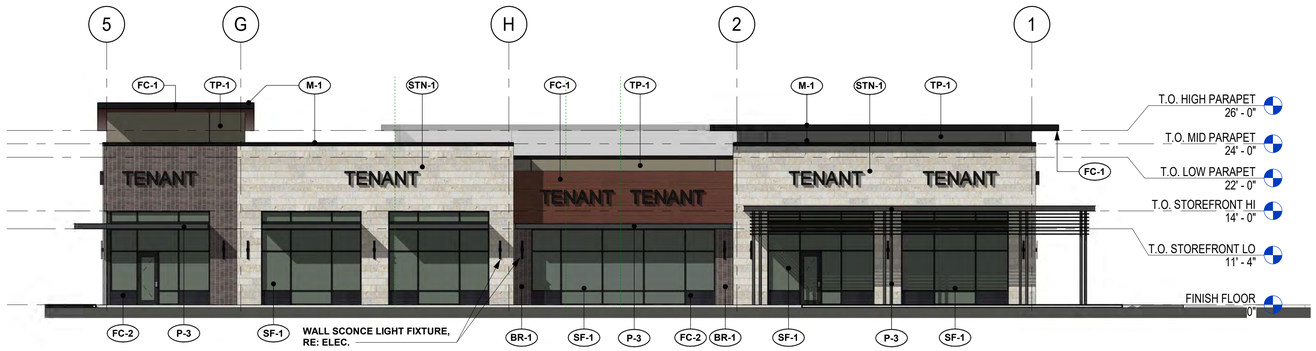
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FALCON CROSSING

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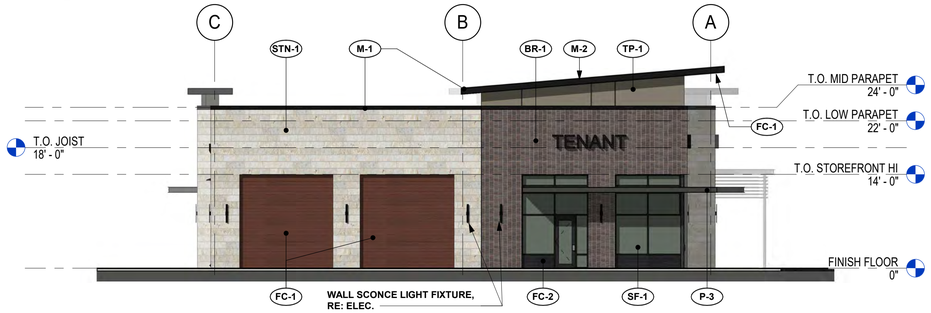
project #: 23.187
date: 02.06.2026
drawn by: AMP
checked by: OSA
drawing title:
COLORED ELEVATIONS AND 3D VIEW Copy 1

drawing number:
A207



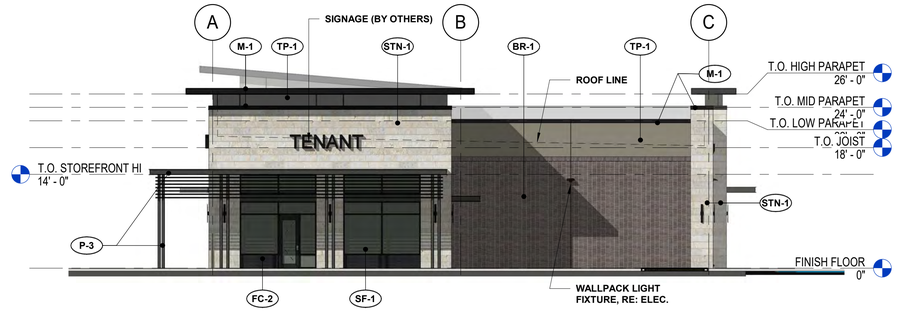
1 BLDG #1 - EAST ELEVATION

SCALE: 3/32" = 1'-0"



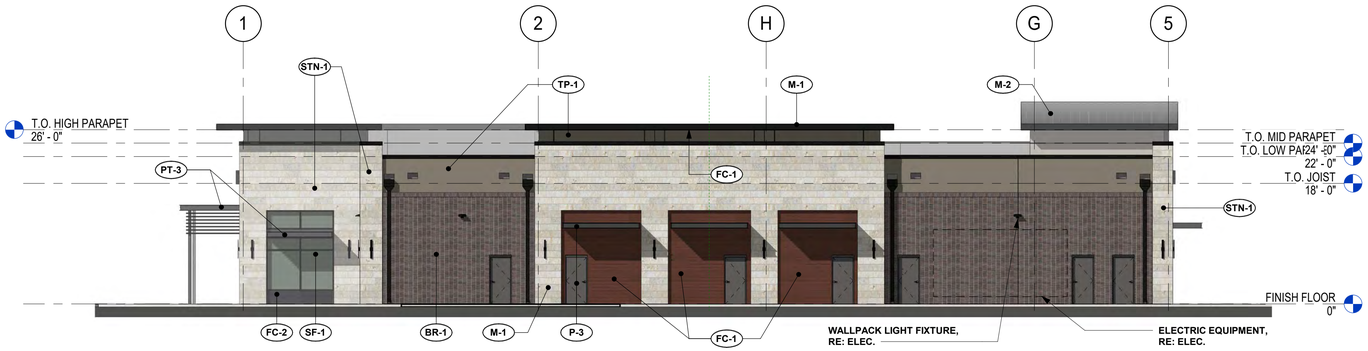
2 BLDG #1 - SOUTH ELEVATION

SCALE: 3/32" = 1'-0"



3 BLDG #1 - NORTH ELEVATION

SCALE: 3/32" = 1'-0"



4 BLDG #1 - WEST ELEVATION

SCALE: 3/32" = 1'-0"

COLOR/MATERIAL SCHEDULE

MASONRY

- BR-1 — ENDICOTT FACE BRICK, COLOR: "SIENNA IRONSPOT", SIZE: MODULAR, STACK BOND COURSING
- STN-1 — SMOOTH CUT LIME STONE VENEER, 4" x 12" x 24", RUNNING BOND COURSING
- TP-1 — TEXTURED PAINT FINISH ON TILT-UP WALL PANEL, MATCH PAINT P-1

FIBER CEMENT

- FC-1 — NICHIHA VINTAGEWOOD AWP 3030, RUN IN HORIZONTAL PANEL ORIENTATION ON WALLS & RUN PARALLEL WITH WALL IN SOFFIT APPLICATION, "REDWOOD"
- FC-2 — NICHIHA VINTAGEWOOD AWP 3030, RUN IN HORIZONTAL PANEL ORIENTATION ON WALLS, "BLACKWOOD"

METAL

- M-1 — PREFINISHED METAL CAP FLASHING, TRIM, DOWNSPOUTS & SCUPPER HEADS, BERRIDGE "MATTE BLACK"
- M-2 — PREFINISHED STANDING SEAM METAL ROOFING PANEL, BERRIDGE CEE-LOCK, "MATTE BLACK"

PAINT

- P-1 — SHERWIN WILLIAMS #SW7046, "ANONYMOUS", WALL FIELD COLOR
- P-2 — NOT USED
- P-3 — SHERWIN WILLIAMS #SW7069, "IRON ORE"; EXPOSED STEEL & H.M. DOORS/FRAMES

STOREFRONT

- SF-1 — TUBELITE SERIES E14000 (OR EQUAL), ALUM. AND GLASS STOREFRONT SYSTEM, DARK BRONZE ANODIZED

EXHIBIT E - ELEVATIONS
CASE NUMBER ZC 25-002

Open studio architecture
6122 De Zavala Road
San Antonio, TX 78249
Tel: 210.417.4307
www.openstudio-usa.com

REGISTERED ARCHITECT · CASEY T. SHAW · 17837 · STATE OF TEXAS

09.25.25

Revisions

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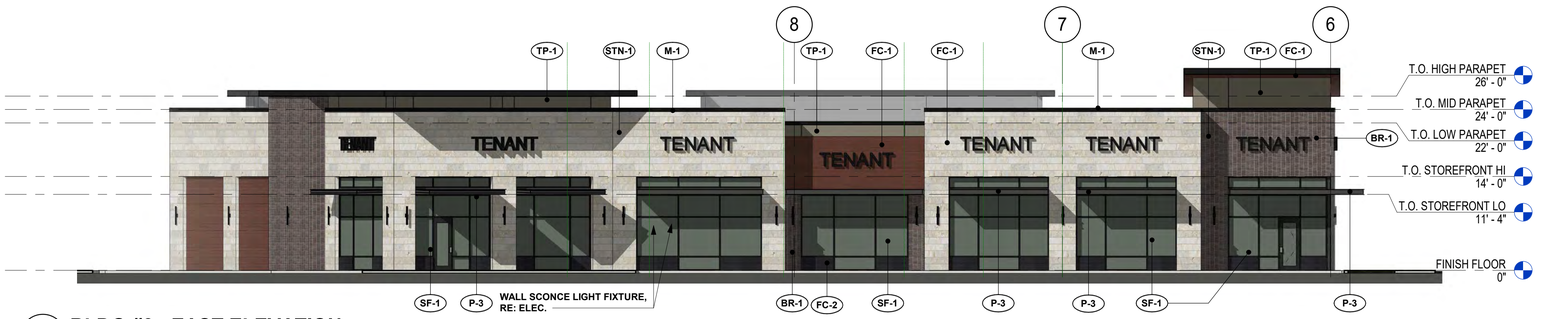
SHOPS AT FALCON CROSSING
RETAIL DEVELOPMENT

S. Cooper Street & Turner Way
Mansfield, TX, 76063

project #: 23.188
date: 09.25.25
drawn by: JE
checked by: JC & JG

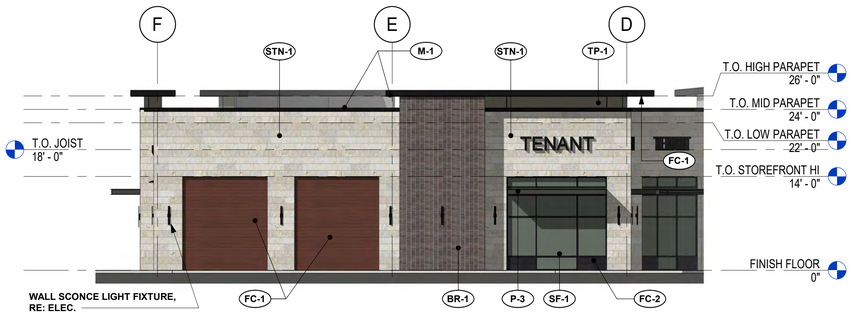
drawing title:
BLDG #1 - EXTERIOR ELEVATIONS

drawing number:
A201



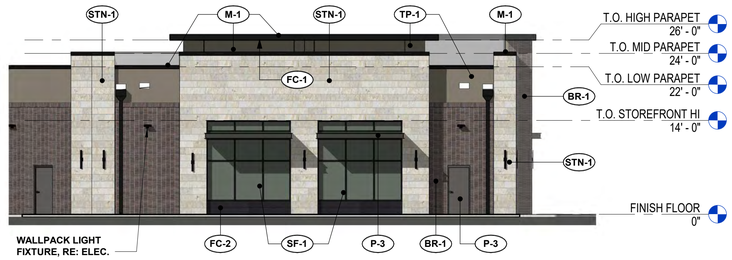
1 BLDG #2 - EAST ELEVATION

SCALE: 3/32" = 1'-0"



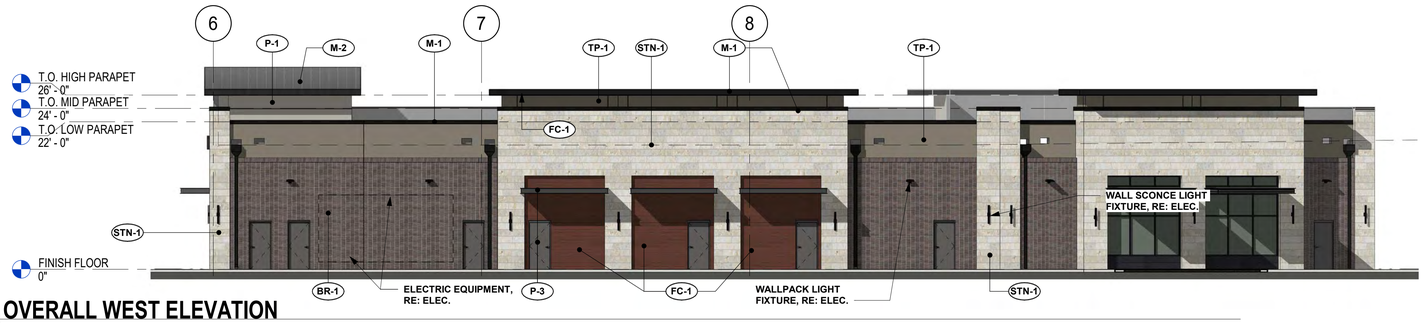
2 BLDG #2 - SOUTH ELEVATION

SCALE: 3/32" = 1'-0"



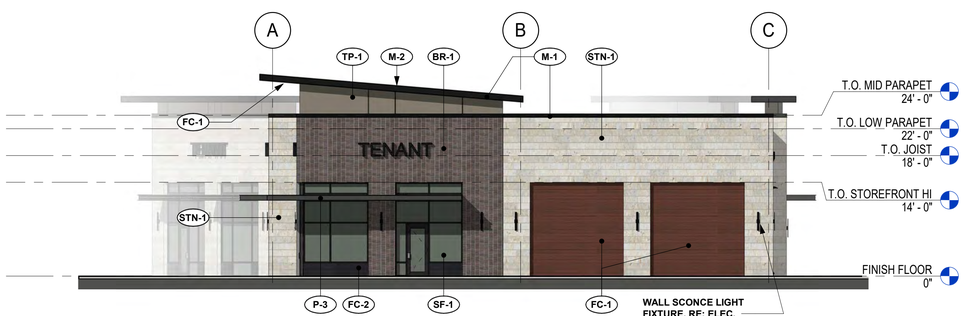
3 BLDG #2 - SW ELEVATION

SCALE: 3/32" = 1'-0"



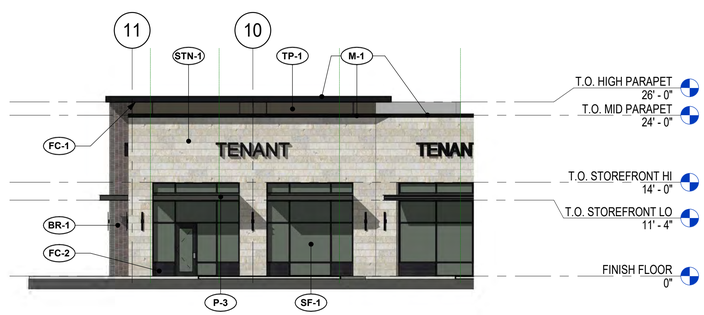
4 OVERALL WEST ELEVATION

SCALE: 3/32" = 1'-0"



5 BLDG #2 NORTH ELEVATION

SCALE: 3/32" = 1'-0"



6 BLDG #2 - NE ELEVATION

SCALE: 3/32" = 1'-0"

NOTE: REFER TO SHEET A201 FOR MATERIALS / COLOR SCHEDULE

EXHIBIT E - ELEVATIONS
CASE NUMBER ZC 25-002

Open studio architecture
6122 De Zavala Road
San Antonio, TX 78249
Tel: 210.417.4307
www.openstudio-usa.com

REGISTERED ARCHITECT · ORDED T. SHAW · 17837 · STATE OF TEXAS

09.25.25

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SHOPS AT FALCON CROSSING
RETAIL DEVELOPMENT

S. Cooper Street & Turner Way
Mansfield, TX, 76063

project #:	23.188
date:	09.25.25
drawn by:	JE
checked by:	JC & JG

drawing title:
BLDG #2 - EXTERIOR ELEVATIONS

drawing number:
A202















EXHIBIT E - ELEVATIONS
CASE NUMBER ZC 25-002

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Mansfield, TX, 76063

project #: 23.188
date: 09.25.25
drawn by: JE
checked by: JC & JG
drawing title: **3-D VIEWS**

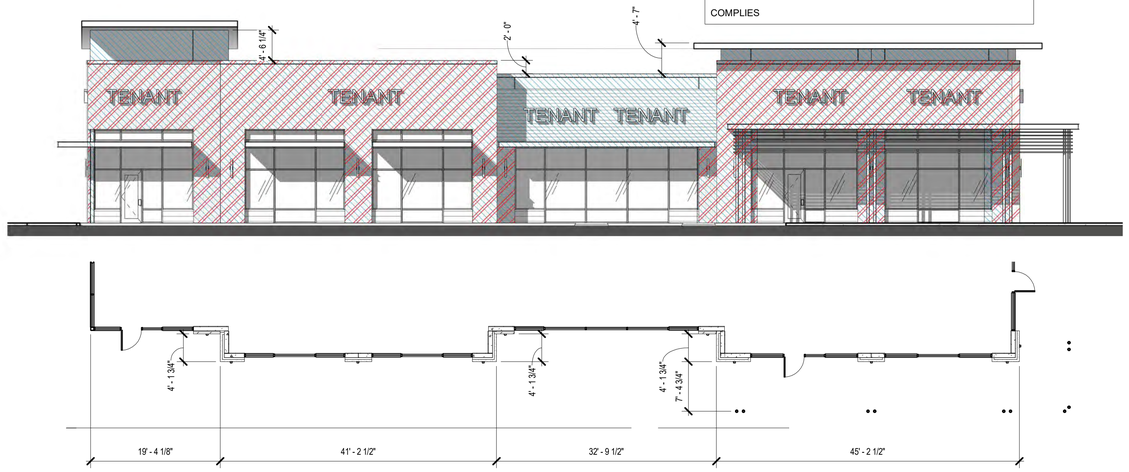
drawing number:

G103

TOTAL FACADE AREA EXCLUDING DOORS AND WINDOWS: 2,107 SF
70% MASONRY REQUIRED: 1,475 SF

TOTAL AREA OF MASONRY PROVIDED: 1,568 SF

COMPLIES



1 BLDG #1 - EAST FACADE ARTICULATION

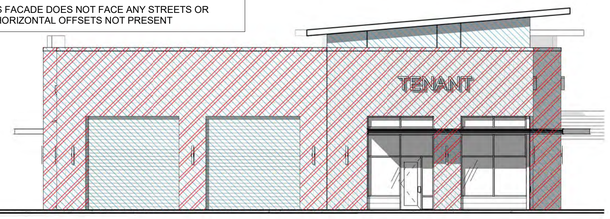
SCALE: 3/32" = 1'-0"

TOTAL FACADE AREA (EXCLUDING DOORS AND WINDOWS): 1,685 SF
70% MASONRY REQUIRED: 1,180 SF

TOTAL AREA OF MASONRY PROVIDED: 1,204 SF

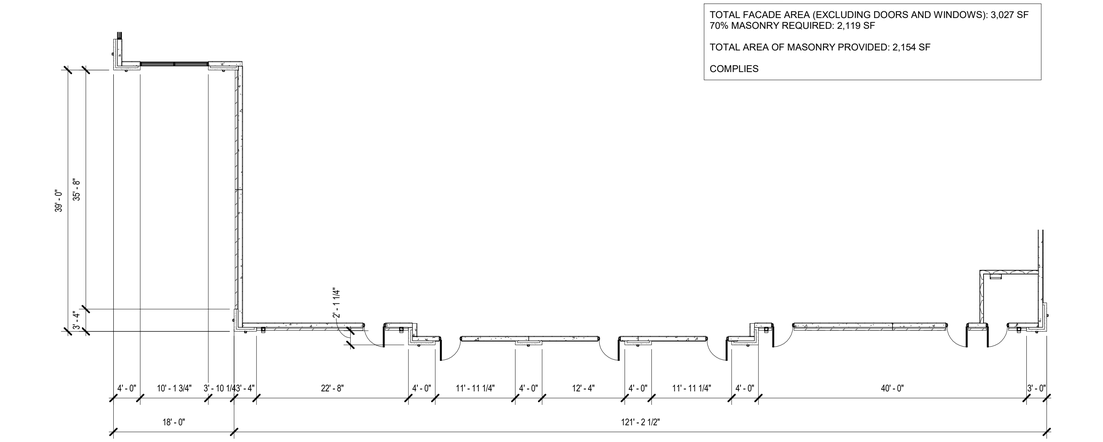
COMPLIES

NOTE: THIS IS THIS FACADE DOES NOT FACE ANY STREETS OR RIGHT OF WAYS. HORIZONTAL OFFSETS NOT PRESENT



2 BLDG #1 - SOUTH FACADE ARTICULATION

SCALE: 3/32" = 1'-0"



TOTAL FACADE AREA (EXCLUDING DOORS AND WINDOWS): 3,027 SF
70% MASONRY REQUIRED: 2,119 SF

TOTAL AREA OF MASONRY PROVIDED: 2,154 SF

COMPLIES

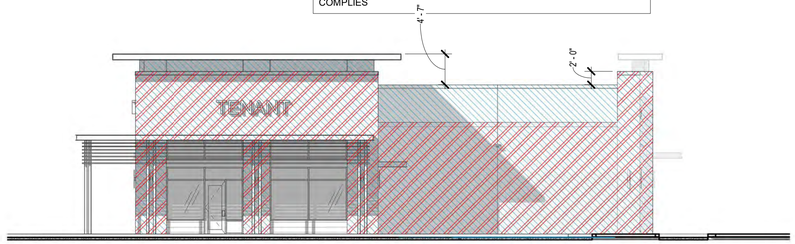
3 BLDG #1 - WEST FACADE ARTICULATION

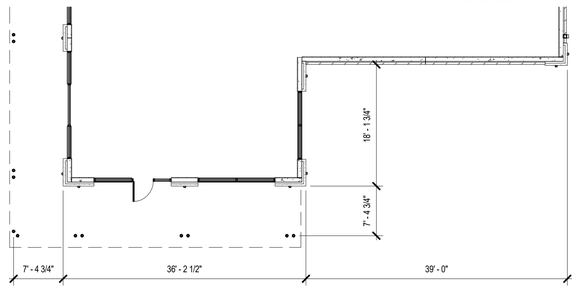
SCALE: 3/32" = 1'-0"

TOTAL FACADE AREA (EXCLUDING DOORS AND WINDOWS): 1,539 SF
70% MASONRY REQUIRED: 1,077 SF

TOTAL AREA OF MASONRY PROVIDED: 1,279 SF

COMPLIES





4 BLDG #1 - NORTH FACADE ARTICULATION

SCALE: 3/32" = 1'-0"

EXHIBIT E - ELEVATIONS
CASE NUMBER ZC 25-002

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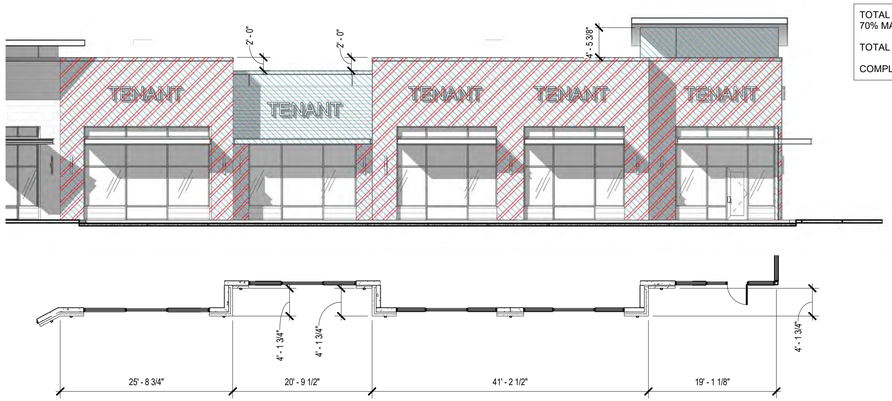
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RETAIL DEVELOPMENT

S. Cooper Street & Turner Way
Mansfield, TX, 76063

project #: 23.188
date: 09.25.25
drawn by: JG
checked by: JG
drawing title: **BLDG #1 ARTICULATION SHEET**
drawing number: **G104**



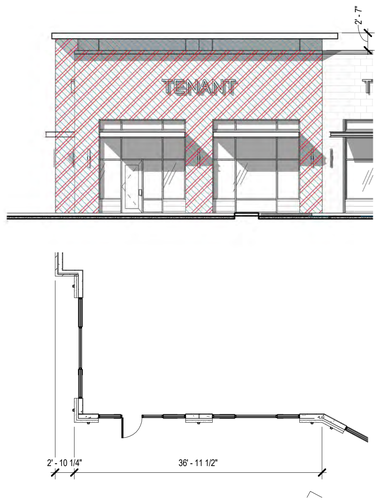
TOTAL FACADE AREA EXCLUDING DOORS AND WINDOWS: 1,593 SF
70% MASONRY REQUIRED: 1,115 SF

TOTAL AREA OF MASONRY PROVIDED: 1,261 SF

COMPLIES

1 BLDG #2 - EAST FACADE ARTICULATION

SCALE: 3/32" = 1'-0"



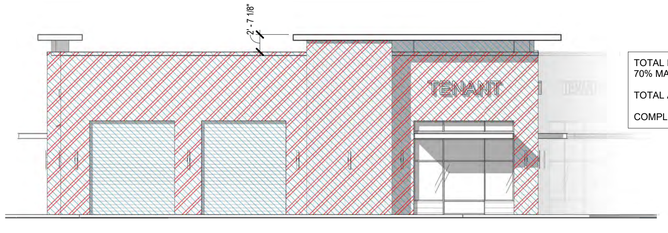
TOTAL FACADE AREA EXCLUDING DOORS AND WINDOWS: 671 SF
70% MASONRY REQUIRED: 470 SF

TOTAL AREA OF MASONRY PROVIDED: 607 SF

COMPLIES

2 BLDG #2 - NORTHEAST FACADE ARTICULATION

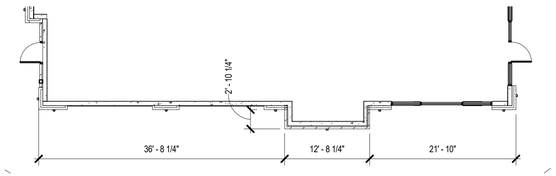
SCALE: 3/32" = 1'-0"



TOTAL FACADE AREA EXCLUDING DOORS AND WINDOWS: 1,624 SF
70% MASONRY REQUIRED: 1,137 SF

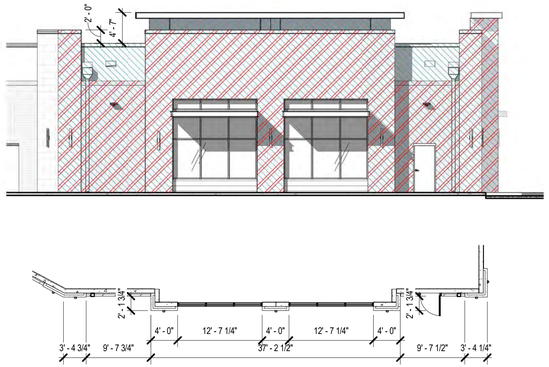
TOTAL AREA OF MASONRY PROVIDED: 1,233 SF

COMPLIES



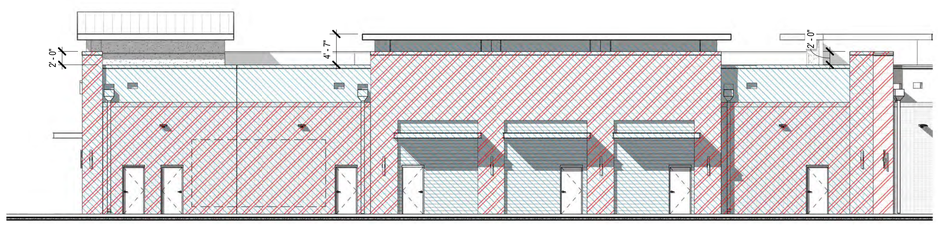
3 BLDG #2 - SOUTH FACADE ARTICULATION

SCALE: 3/32" = 1'-0"



4 BLDG #2 - SW FACADE ARTICULATION

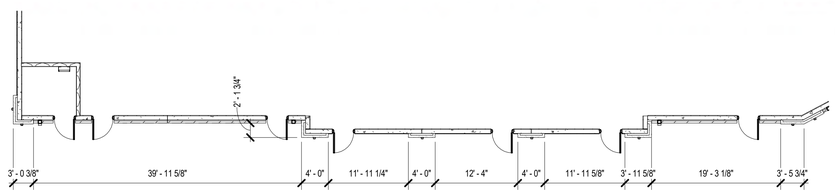
SCALE: 3/32" = 1'-0"



TOTAL FACADE AREA EXCLUDING DOORS AND WINDOWS: 2,660 SF
70% MASONRY REQUIRED: 1,862 SF

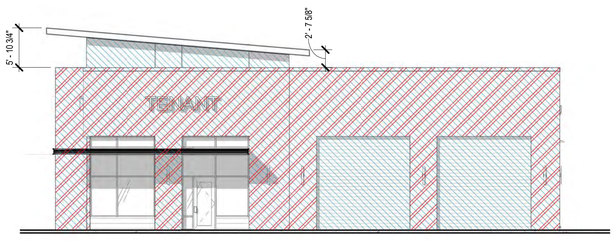
TOTAL AREA OF MASONRY PROVIDED: 1,878 SF

COMPLIES



5 BLDG #2 - WEST FACADE ARTICULATION

SCALE: 3/32" = 1'-0"



6 BLDG #2 - NORTH FACADE ARTICULATION

SCALE: 3/32" = 1'-0"

TOTAL FACADE AREA EXCLUDING DOORS AND WINDOWS: 1,643 SF
70% MASONRY REQUIRED: 1,149 SF

TOTAL AREA OF MASONRY PROVIDED: 1,155 SF

COMPLIES

NOTE: THIS FACADE DOES NOT FACE ANY STREETS OR RIGHT OF WAYS. HORIZONTAL OFFSETS NOT PRESENT.

TOTAL FACADE AREA (EXCLUDING DOORS AND WINDOWS): 1,248 SF
70% MASONRY REQUIRED: 874 SF

TOTAL AREA OF MASONRY PROVIDED: 1,076 SF

COMPLIES

EXHIBIT E - ELEVATIONS
CASE NUMBER ZC 25-002

Open studio architecture
6122 De Zavala Road
San Antonio, TX 78249
Tel: 210.417.4307
www.openstudio-usa.com

REGISTERED ARCHITECT · DAVID T. GAINE · 17837 · STATE OF TEXAS

09.25.25

Revisions		
Number	Description	Date

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SHOPS AT FALCON CROSSING
RETAIL DEVELOPMENT

S. Cooper Street & Turner Way
Mansfield, TX, 76063

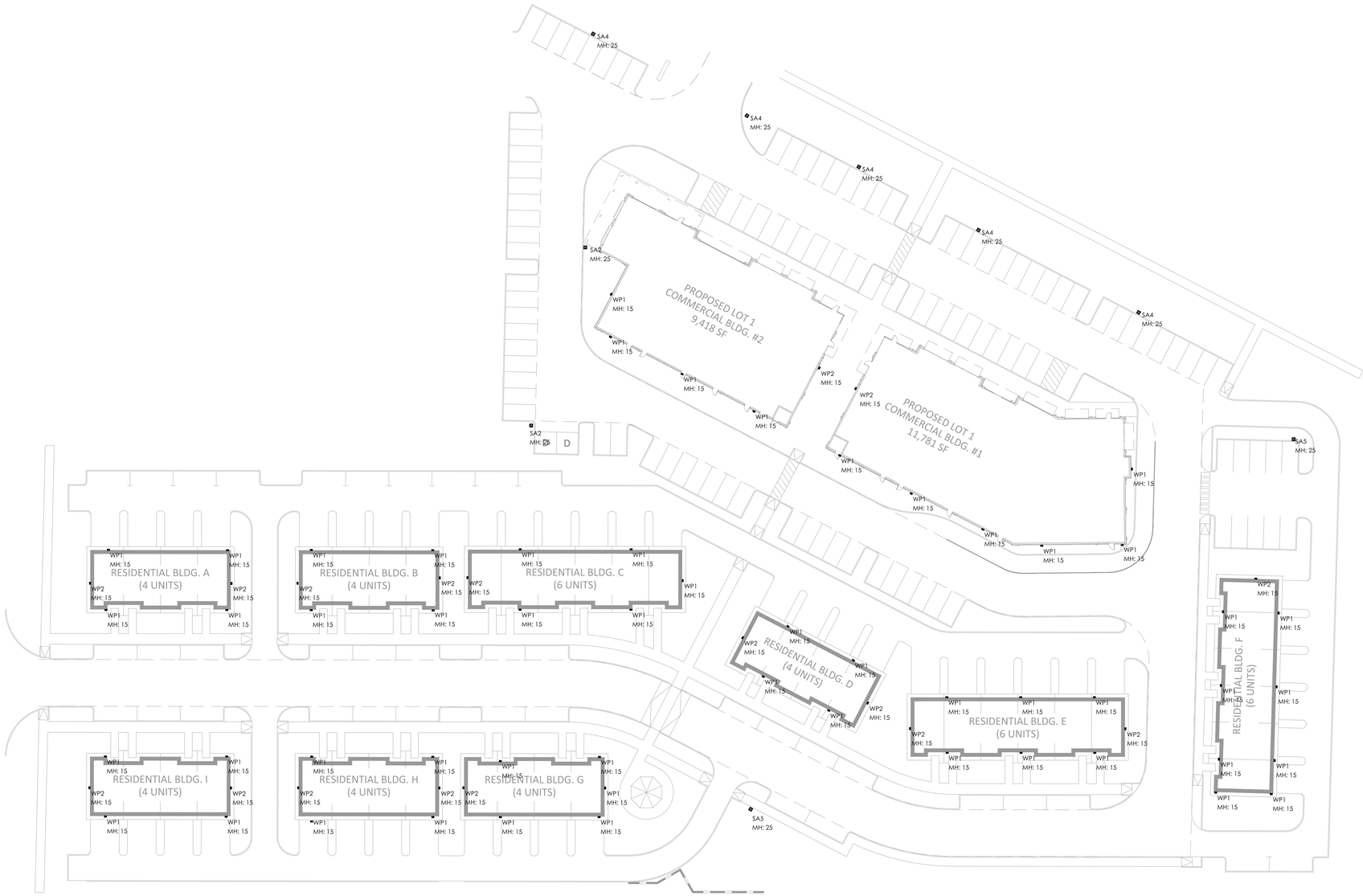
project #:	23.188
date:	09.25.25
drawn by:	JG
checked by:	JG

drawing title:

BLDG #2 ARTICULATION SHEET

drawing number:

G105



1 SITE ELECTRICAL PLAN
1/32" = 1'-0"
0 16' 32' 64'

NORTH

GENERAL NOTES:

A. REFER TO SPECIFICATIONS, SCHEDULES, DETAILS AND GENERAL NOTES SHEET FOR ADDITIONAL SITE REQUIREMENTS.

B. BURIED CONDUIT SHALL BE INSTALLED AT 24" BELOW FINISHED GRADE, UNO. 18 " MAY BE USED AT LOCATIONS NOT SUBJECT TO VEHICLE OR EQUIPMENT LOADING, BUT ONLY WITH ENGINEER APPROVAL.

C. SITE ELECTRICAL CONDUIT ROUTING IS DIAGRAMMATIC. EC MAY ADJUST PATHS AS REQUIRED PER SITE CONDITIONS AND WITHIN THE FOLLOWING LIMITATIONS: DO NOT ROUTE EXPOSED. DO NOT ROUTE UNDER EXISTING, NEW, OR FUTURE BUILDINGS OR STRUCTURES. ONLY ROUTE UNDER SIDEWALKS OR WITHIN THE DRIP LINE OF TREES WHERE UNAVOIDABLE.

D. VERIFY EXISTING BURIED UTILITY LOCATIONS PRIOR TO TRENCHING FOR CONDUIT OR BORING FOR LIGHT POLE FOUNDATIONS. USE GROUND PENETRATING RADAR SCAN.

E. VERIFY NEW BURIED UTILITY LOCATIONS AND COORDINATE INSTALLATION WITH UTILITIES THAT REQUIRE A SPECIFIC SLOPE (DRAIN LINES, ETC.). EC SHALL BE RESPONSIBLE FOR COORDINATING WITH OTHER TRADES.

F. REFER TO ONE LINE DIAGRAM AND PANEL SCHEDULES FOR CONDUIT AND CONDUCTOR SIZES NOT SHOWN.

KEYED NOTES: ⟨X⟩

1. NOT USED.

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Registrant's Name: RYAN A. ROYAL
Serial No. 94773

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FALCON CROSSING

2445 FM RD. 157
S. Cooper Street & Turner Way
Mansfield, TX, 76063

Exhibit F - Lighting and Site Featuires

project #: 23.187
date: 09.25.25
drawn by: JPM
checked by: RAR
drawing title:

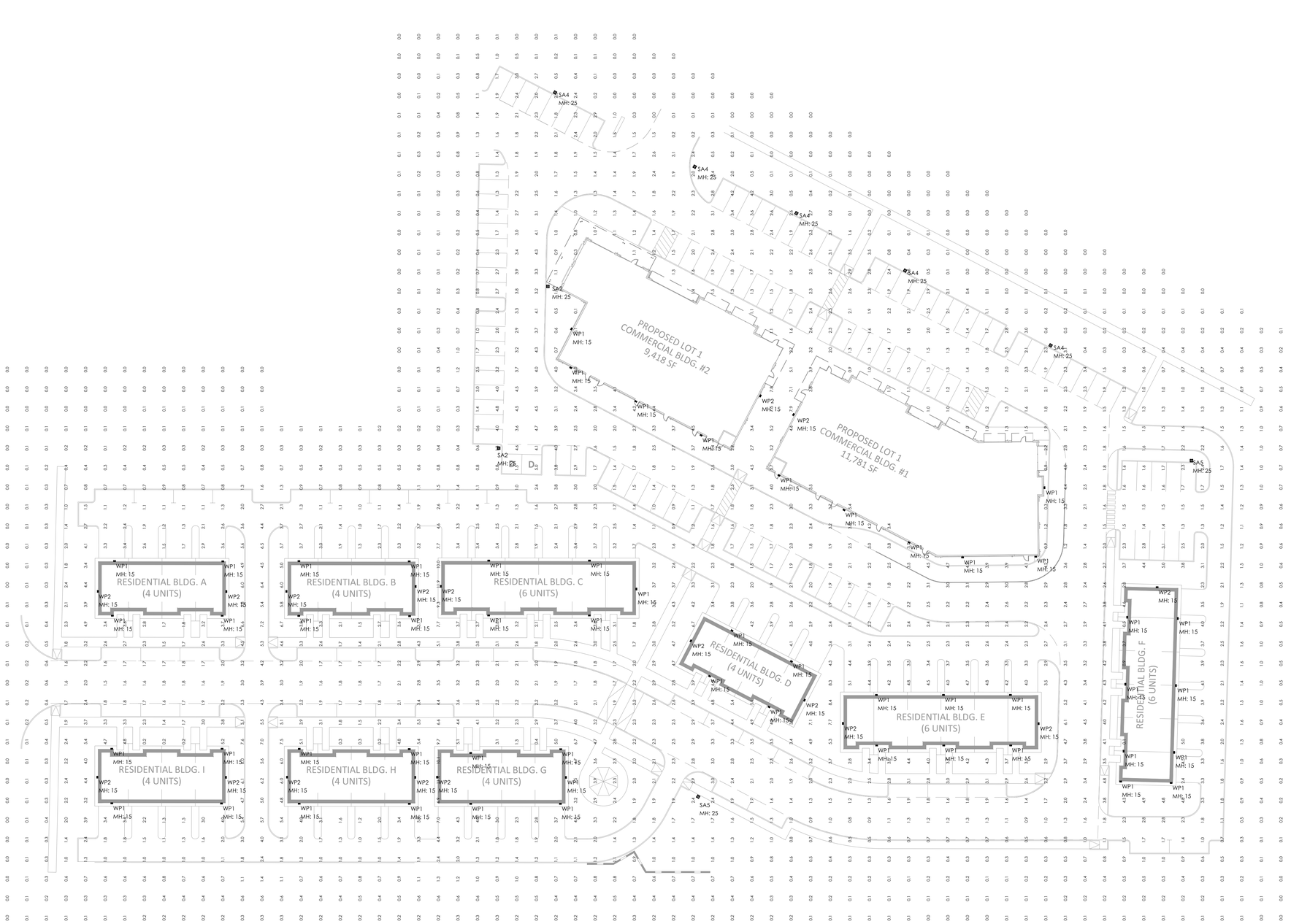
SITE ELECTRICAL PLAN

drawing number:

E0.50

EEA CONSULTING ENGINEERS
500 N. Loop 1604 E., Suite 220
San Antonio, Texas 78232 USA
210.955.9930 main
www.eaace.com

EEA Project No. 20230544
State of Registration TX
Firm Registration No. F-2497



1 SITE PHOTOMETRIC PLAN
1/32" = 1'-0"
0 16' 32' 64'
NORTH

Luminaire Schedule								
Symbol	Qty	Label	Arrangement	Arr. Lum. Lumens	LLF	BUG Rating	Description	Total Watts
	2	SA2	SINGLE	15689	0.900	B1-U0-G3	COOPER # GALN-SA3C-740-U-T2-HSS	320
	5	SA4	SINGLE	15113	0.900	B1-U0-G3	COOPER # GALN-SA3C-740-U-T4FT-HSS	800
	2	SA5	SINGLE	21966	0.900	B5-U0-G3	COOPER # GALN-SA3C-740-U-5WQ	320
	54	WP1	SINGLE	7599	0.900	B1-U0-G3	COOPER # GWC-SA1C-740-U-T4FT	3186
	17	WP2	SINGLE	7412	0.900	B1-U0-G2	COOPER # GWC-SA1C-740-U-T2	1003

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
SITE	Illuminance	Fc	1.65	11.9	0.0	N.A.	N.A.
RESIDENTIAL PARKING	Illuminance	Fc	2.48	7.2	0.8	3.10	9.00
RETAIL PARKING	Illuminance	Fc	2.33	5.0	0.9	2.59	5.56

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drawing number:

E0.51

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210.955.9930 main
www.eeace.com
EEA Project No. 20230544
State of Registration TX
Firm Registration No. F-2497













These pedestrian cross areas should utilize a raised pedestrian crossing treatment (sometimes called a speed table)



City of Mansfield
Staff Report

Item ID: 26-1916

Agenda Date: February 23, 2026

Title
25-1916: Board Appointments: Keep Mansfield Beautiful Commission

Description/History
There is currently a vacancy on the Keep Mansfield Beautiful Commission.

Staff recommends the following appointment:

- Germaine Croom to fill an unexpired term ending September 30, 2027

Strategic Initiative
Focus on the Future

Recommendation
Defer to Council.

Funding Source
N/A

Prepared By
Susana Marin, City Secretary - (817) 276-4203