



Planning and Zoning Commission - Regular Meeting

April 16, 2026 - 5:30 PM

Council Chambers

1200 E. Broad St., Mansfield, TX 76063

1. CALL MEETING TO ORDER

2. WORK SESSION - 5:30 P.M.

A. Presentation by Staff on Items from the Regular Planning and Zoning Commission Meeting

B. Staff Announcements

C. Summary of City Council Actions

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

4. INVOCATION

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

6. COMMISSION ANNOUNCEMENTS

7. APPROVAL OF MINUTES

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

Attachments:

1. 3-5-26 DRAFT Minutes

8. CITIZEN COMMENTS

Citizens wishing to address the Commission on non-public hearing agenda items and items not on the agenda may do so at this time. Once the business portion of the meeting begins, only comments related to public hearings will be heard. All comments are limited to five (5) minutes.

9. PUBLIC HEARINGS

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

Presenters: Katasha Smithers, Planning Manager - Current Planning

Attachments:

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

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

Presenters: Katasha Smithers, Planning Manager - Current Planning

Attachments:

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

10. TOUR OF THE CITY OF MANSFIELD

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

Presenters: Clayton Comstock, Executive Director of Planning and Development

Attachments:

1. Exhibit A

11. ADJOURN

CERTIFICATION

I certify that the above agenda was posted on the bulletin board next to the main entrance of City Hall on April 10, 2026, prior to 5:00 p.m. in accordance with Chapter 551 of the Texas Government Code.

Clarissa Carrasco, Planning Technician

This building is wheelchair accessible. Disabled parking spaces are available. Request for sign interpreter services must be made 48 hours ahead of meeting to make arrangements. Call 817 473-0211 or TDD 1-800-RELAY TX, 1-800-735-2989.

In deciding a zoning change application, the Planning & Zoning Commission and City Council are required to determine the highest and best use of the property in question. The Commission may recommend and the Council may approve a change in zoning to the category or district requested by the applicant or to any zoning category or district of lesser intensity. Notice is presumed sufficient for every District up to the intensity set forth in the zoning change application.



**City of Mansfield
Staff Report**

Item ID: 26-2037

Agenda Date: April 16, 2026

Title

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

Description/History

Meeting minutes from the March 5, 2026, Planning and Zoning Commission meeting.

Strategic Initiative

N/A

Recommendation

Staff recommends approval of the meeting minutes as presented.

Funding Source

N/A

Prepared By

Clarissa Carrasco, Planning Technician - (817) 276-4229



Planning and Zoning Commission - Regular Meeting Minutes
March 5, 2026 - 5:30 PM
Draft

Council Chambers
1200 E. Broad St., Mansfield, TX 76063

1. CALL MEETING TO ORDER

Chair Mainer called the meeting to order at 5:31 p.m.

Present: Blake Axen, David Godin, Michael Mainer, Patrick Moses, Ehi Lambert-Aikhionbare, Danielle Walker, Eric Rozak

2. WORK SESSION - 5:30 P.M.

- A.** Presentation by Staff on Items from the Regular Planning and Zoning Commission Meeting
- B.** Staff Announcements
- C.** Summary of City Council Actions

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

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

Chair Mainer called the regular session to order at 6:06 p.m.

4. INVOCATION

Vice Chair Axen gave the Invocation.

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

6. COMMISSION ANNOUNCEMENTS

Commissioner Rozak wished Chair Mainer a happy birthday and mentioned the Mansfield Cares Gala happening this weekend.

Vice Chair Axen mentioned the great turn out at the Geyer Commons opening weekend and congratulated the Parks and Recreation Department on their recent developments.

Commissioner Lambert-Aikhionbare mentioned the North Texas Soccer Club Opening Game coming up this weekend and expressed gratitude for the men and women protecting our country.

Commissioner Moses also expressed gratitude for the men and women protecting our country and recognized March as National Women's Month.

Chair Mainer recognized the Parks and Recreation Department for their success with Geyer Commons and their other projects. Chair Mainer also mentioned FIFA World Cup Updates.

7. APPROVAL OF MINUTES

26-1997 Minutes - Approval of the February 19, 2026, Planning and Zoning Commission Meeting Minutes

Attachments:

1. 2-19-26 DRAFT Minutes

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

Aye: 7 Blake Axen, David Godin, Michael Mainer, Patrick Moses, Ehi Lambert-Aikhionbare, Danielle Walker, Eric Rozak

Nay: 0 None

Abstain: 0 None

8. CITIZEN COMMENTS

Citizens wishing to address the Commission on non-public hearing agenda items and items not on the agenda may do so at this time. Once the business portion of the meeting begins, only comments related to public hearings will be heard. All comments are limited to five (5) minutes.

There were no citizen comments.

9. PUBLIC HEARINGS

26-1939 Consideration of a request from JBI Partners, Inc. for a Final Plat of Birdsong Addition, Phase 4 at 1601 Bedford Street, being 53.022 acres described as Tracts 9, 87, and 88 of the B.B.B. & C.R.R. Survey, Abstract No. 83 and Tract 5, A. Bedford Survey, Abstract No. 60. (SD#25-014)

Presenters: Katasha Smithers, Planning Manager - Current Planning

Attachments:

1. Location Map
2. Approved PD (ZC#18-020)
3. Approved Preliminary Plat
4. Final Plat

Katasha Smithers, Planning Manager - Current Planning, gave a presentation on the case and was available to answer any questions.

Chair Mainer opened the public hearing at 6:16 p.m. and called for anyone wishing to speak to come forward.

Seeing no one come forward to speak, Chair Mainer closed the public hearing at 6:16 p.m.

A motion was made by Commissioner Rozak to approve the final plat as presented. Seconded by Commissioner Godin. The motion PASSED by the following vote:

Aye: 7 Blake Axen, David Godin, Michael Mainer, Patrick Moses, Ehi Lambert-Aikhionbare, Danielle Walker, Eric Rozak

Nay: 0 None

Abstain: 0 None

26-1952 Consideration of a request from Spiars Engineering, Inc. for a Final Plat of The Homestead at Staybolt Phase 1 at 3892 Britton Road, being 47.120 acres situated in the J. Lawrence Survey, Abstract No. 616, and H. Henderson Survey, Abstract No. 432. (SD#26-003)

Presenters: Katasha Smithers, Planning Manager - Current Planning

Attachments:

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

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

Chair Mainer opened the public hearing at 6:19 p.m. and called for anyone wishing to speak to come forward.

Seeing no one come forward to speak, Chair Mainer closed the public hearing at 6:19 p.m.

A motion was made by Commissioner Godin to approve the final plat subject to the conditions in the Written Statement of Conditions. Seconded by Commissioner Rozak. The motion PASSED by the following vote:

Aye: 7 Blake Axen, David Godin, Michael Mainer, Patrick Moses, Ehi Lambert-Aikhionbare, Danielle Walker, Eric Rozak

Nay: 0 None

Abstain: 0 None

26-1953 Public Hearing and consideration of a request from Stillwater Capital LLC, for a Specific Use Permit for Apartments in the Reserve PD Workplace Sub-District on 10.034 acres located at 240 N. Mitchell Road, also known as 2212 Domain Drive, or more generally located near the southwest corner of East Broad Street and Reserve Way. (SUP 25-006).

Presenters: Arty Wheaton-Rodriguez, Assistant Director of Planning

Attachments:

1. Maps and Supporting Information
2. Exhibit A - Legal Description
3. Exhibit B - Site Plan
4. Exhibit C - Building Elevations
5. Exhibit D - Landscape Plans

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

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

Chair Mainer opened the public hearing at 6:45 p.m. and called for anyone wishing to speak to come forward.

Seeing no one come forward to speak, Chair Mainer closed the public hearing at 6:45 p.m.

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

Aye: 7 Blake Axen, David Godin, Michael Mainer, Patrick Moses, Ehi Lambert-Aikhionbare, Danielle Walker, Eric Rozak

Nay: 0 None

Abstain: 0 None

10. ADJOURN

Chair Mainer adjourned the meeting at 6:46 p.m.

Michael Mainer, Chair

ATTEST:

Clarissa Carrasco, Planning Technician



**City of Mansfield
Staff Report**

Item ID: 26-2094

Agenda Date: April 16, 2026

Title

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

Description/History

The purpose of this preliminary plat is to establish 24 attached single-family residential units, 6 attached single-family residential units with live/work options and 1 open space lot. The preliminary plat is consistent with the approved Regulating Plan and PD, Planned Development Standards approved on September 22, 2025 (ZC 25-007).

A preliminary plat is a conceptual document that outlines the proposed layout of a subdivision, including lot configurations, roadways, and utility placements, and is not officially recorded.

A final plat must be approved and recorded before construction can begin.

Strategic Initiative

Building Strong Neighborhoods
Focus on the Future

Recommendation

The Development Review Committee recommends approval with written conditions, as the subdivision conforms to the Mansfield Subdivision Ordinance and the requirements in Chapter 212 of the Texas Local Government Code.

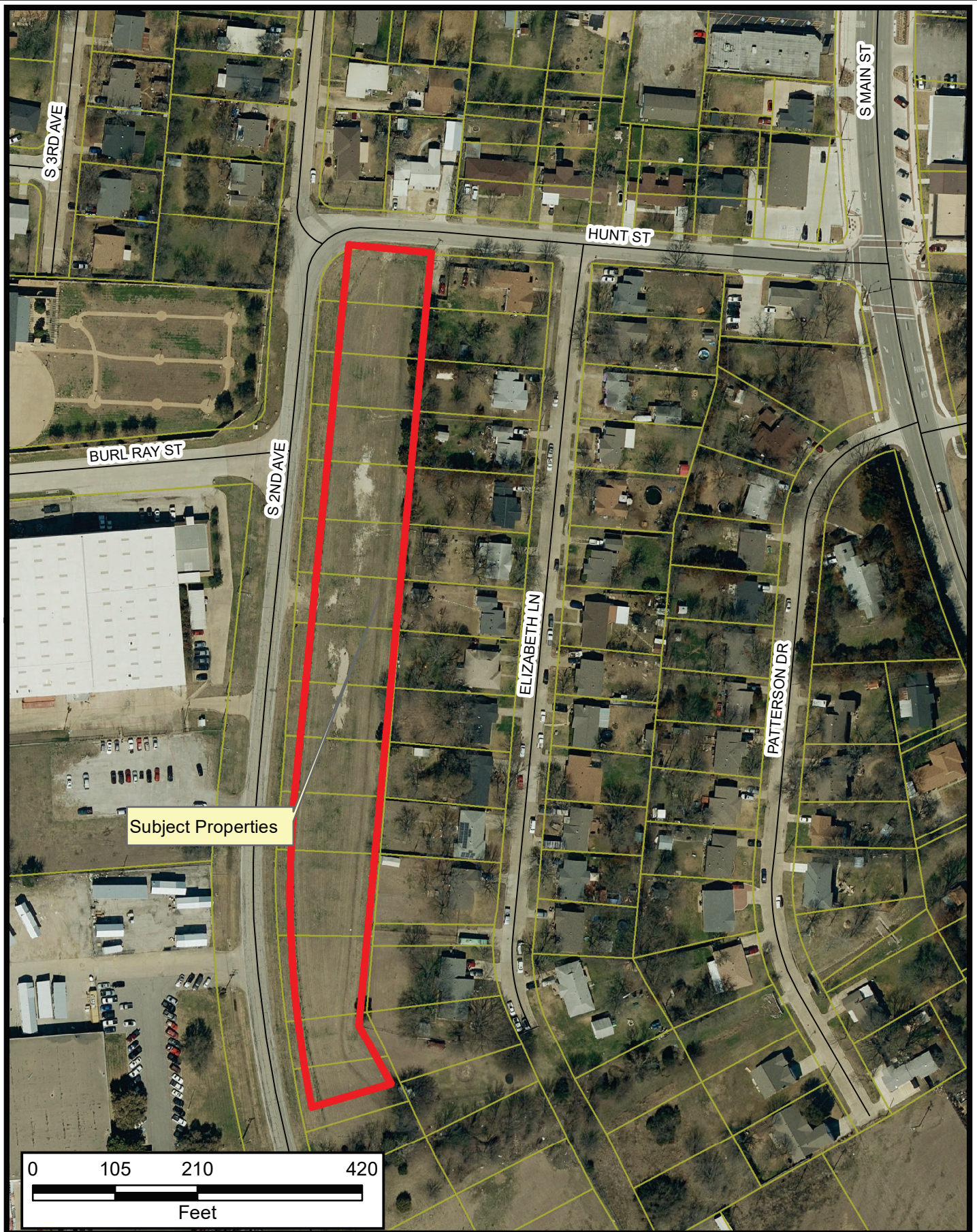
The applicant has been provided with the **Development Review Committee review memorandum dated April 8, 2026 (Exhibit A – Written Conditions)**, which details all required revisions.

Funding Source

N/A

Prepared By

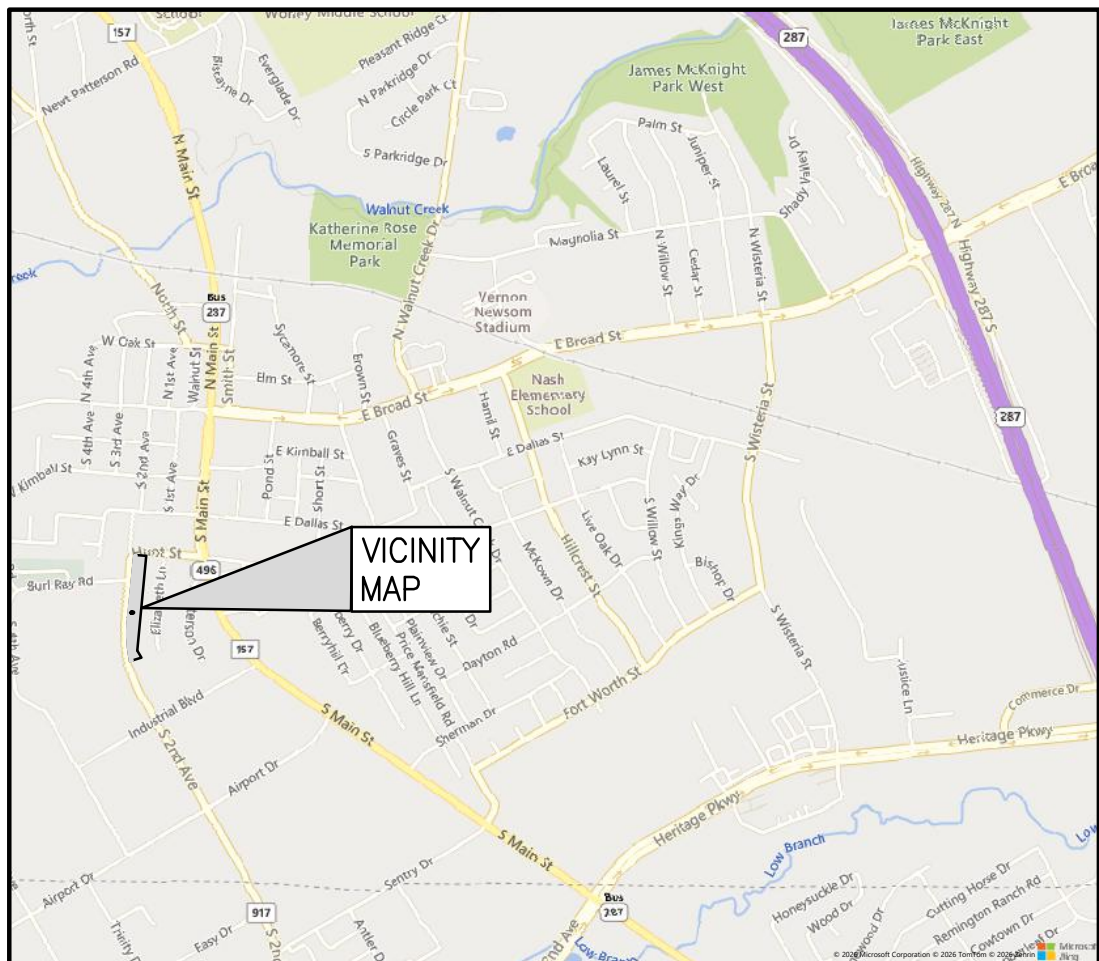
Shirley Emerson, Planner I - (817) 276-4259



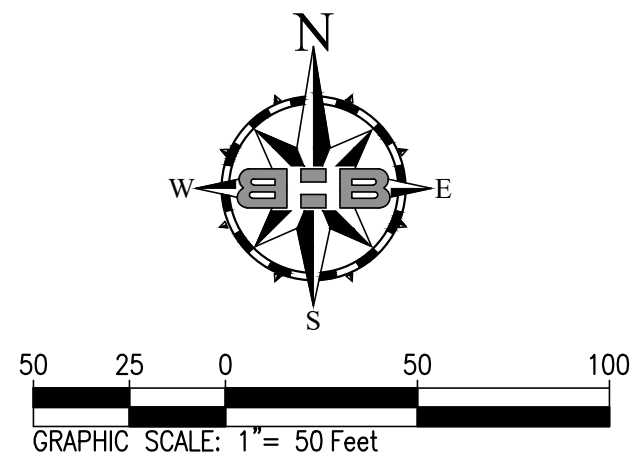
SD#26-012

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.

7/23/2025



VICINITY MAP, NTS
CITY OF MANSFIELD, TARRANT COUNTY, TEXAS



EXISTING	NEW	DESCRIPTION
—●—	—●—	BENCHMARK
---	---	PROPERTY LINE
---	---	EASEMENT LINE
---	---	LOT LINE
---	---	RIGHT-OF-WAY
---	---	EDGE OF PAVEMENT
---	---	CONC. CURB & GUTTER
		ACCESS & UTILITY ESMT
		EASEMENT VACATION

Curve Table				
Curve #	Delta	Radius	Arc Length	Chord Bearing
C1	17°46'45"	1402.22'	435.12'	N03°13'43"W

BEING a tract of land situated in the Thomas J. Hanks Survey, Abstract Number 644, City of Mansfield, Tarrant County, Texas, being all of the remainder of Lots 1-12, Block 3, Lots 1-2, Block 4, Patterson Addition, an addition to the City of Mansfield, Tarrant County, Texas as show on plat recorded in Volume 388-G, page 101, Plat Records, Tarrant County, Texas (P.R.T.C.T.) and all of a tract of land as described by deed to Tarrant County, Texas (Ordinance 1018) as recorded in Volume 11738, Page 837, Deed Records, Tarrant County, Texas (D.R.T.C.T.) and a portion of South 2nd Avenue (a 100-foot right-of-way) and being more particularly described by metes and bounds as follows: (Bearings referenced to U.S. State Plane Grid 1983 - Texas North Central Zone (4202) NAD83 as established using the AllTerra RTKNet Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.0000. Distances shown are U.S. Survey feet displayed in surface values).

BEGINNING at a found 1/2-inch iron rod with aluminum cap stamped "TARRANT COUNTY" (MON) for the northeast corner of the remainder of said Lot 1, Block 3, same being the northwest corner of Lot 24, of said Block 3 and being in the south right-of-way line of Hunt Street (a variable width public right-of-way);

THENCE South 05°20'40" West, passing at a 890.17 feet a found 1/2-inch iron rod (IRF) for the northeast corner of the remainder of said Lot 1, Block 4, same being the northwest corner of Lot 18, said Block 4, and now continuing in all for a total distance of 989.48 feet to a point from which a IRF for the southeast corner of said remainder of Lot 1, Block 4, same being the southwest corner of said Lot 18, same being the northeast corner of the remainder of aforesaid Lot 2, Block 4, and also the northwest corner of Lot 17 of the said Block 4 bears South 86°48'36" East, a distance of 0.40 feet;

THENCE South 29°43'52" East, with the common line between said remainder of Lot 2 and said Lot 17, a distance of 84.62 feet to a MON for the southeast corner of said remainder of Lot 2, same being the northeast corner of the remainder of Lot 3 of said Block 4;

THENCE South 72°54'28" West, at 101.76 feet passing a MON for the southwest corner said remainder of Lot 2, same being the northwest corner of said remainder of Lot 3 and being in the east right of way line of South 2nd Avenue (a variable width public right of way), and now continuing over the said 2nd Avenue, in all for a total distance of 121.67 feet to a set 5/8-inch capped iron rod marked "BHB INC" (IRS).

THENCE over and across the said South 2nd Avenue the following courses and distances;

Along a curve to the right having a delta angle of 17°46'45", a radius of 1402.22 feet, an arc length of 435.12 feet and a chord which bears North 03°13'43" West, a distance of 433.37 feet to an IRS;

North 05°35'16" East, a distance of 674.61 feet to an IRS in the aforementioned south right of way line;

THENCE South 85°35'04" East, with said south right of way line, at 20.00 feet pass a found PK nail for the northwest corner of the aforementioned remainder of Lot 1, Block 3, same being in the aforementioned east right of way line, and now continuing with the common line between said remainder of Lot 1, Block 3 and the said south right-of-way line, in all for a total distance of 125.58 feet to the POINT OF BEGINNING and containing 133,201 square feet or 3.058 acres of land more or less.

PARCEL TABLE		PARCEL TABLE	
PARCEL	AREA	PARCEL	AREA
1	2,342 SF	16	2,810 SF
2	2,161 SF	17	1,536 SF
3	2,476 SF	18	1,616 SF
4	2,453 SF	19	2,817 SF
5	1,998 SF	20	1,533 SF
6	2,460 SF	21	1,635 SF
7	2,464 SF	22	3,071 SF
8	2,007 SF	23	2,265 SF
9	2,471 SF	24	2,866 SF
10	2,475 SF	25	2,966 SF
11	2,016 SF	26	2,248 SF
12	2,481 SF	27	2,916 SF
13	2,529 SF	28	2,965 SF
14	2,192 SF	29	2,097 SF
15	3,185 SF	30	2,759 SF

PARCEL TABLE	
PARCEL	AREA
HOA LOT 1x	61,670 SF

LOT SUMMARY TABLE

LOT SUMMARY TABLE		
TOTAL GROSS ACREAGE	3.06	3.06 AC
NUMBER OF RESIDENTIAL LOTS	30	1.64 AC
NUMBER OF HOA LOTS	1	1.41 AC

GENERAL NOTES:

1. THE BEARINGS AND COORDINATES SHOWN HEREON FOR THE PLAT ARE CREATED FROM OUR ACTUAL FIELD SURVEY, RELATED TO THE TEXAS COORDINATE SYSTEM. TEXAS NORTH CENTRAL ZONE (4202), NAD83 GRIP VALUES.
2. PROPOSED USE: TOWNHOUSE COMMUNITY
3. EXISTING ZONING: PD PER ORDINANCE 2424-25

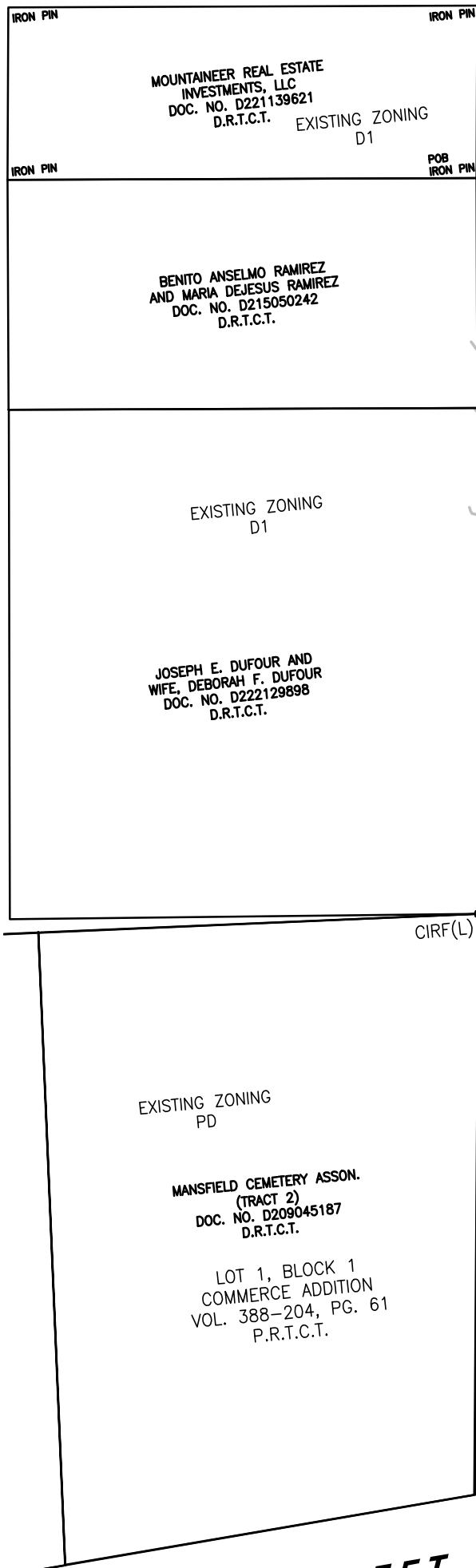
PREPARED BY:

BHB

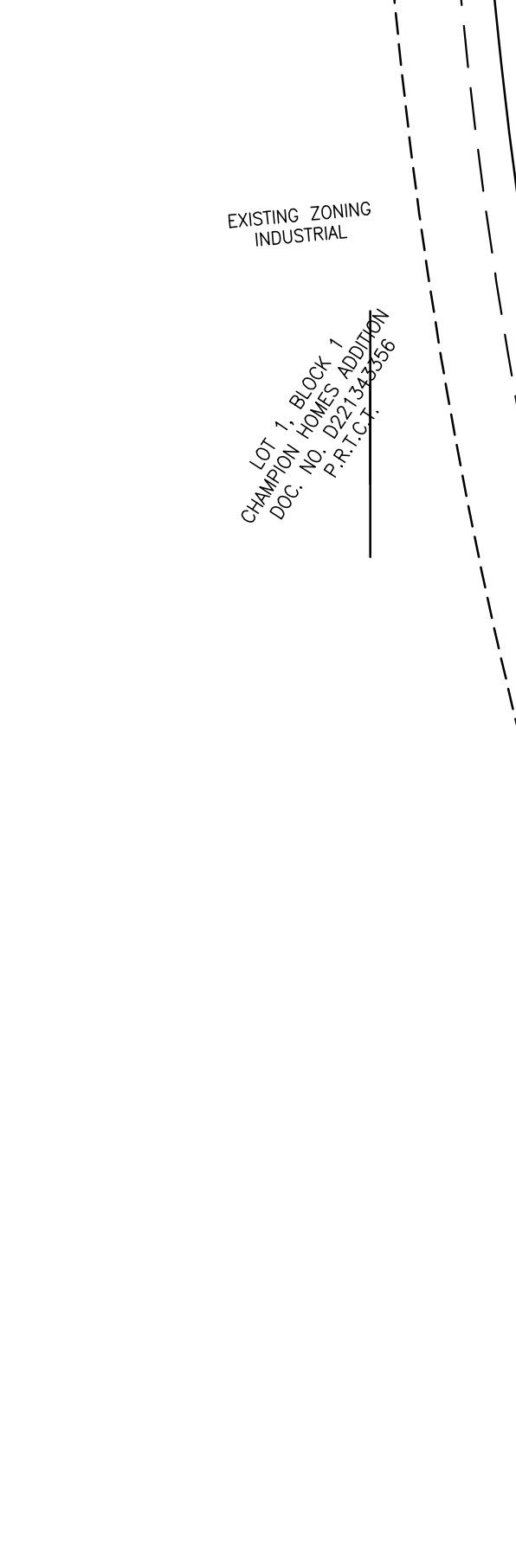
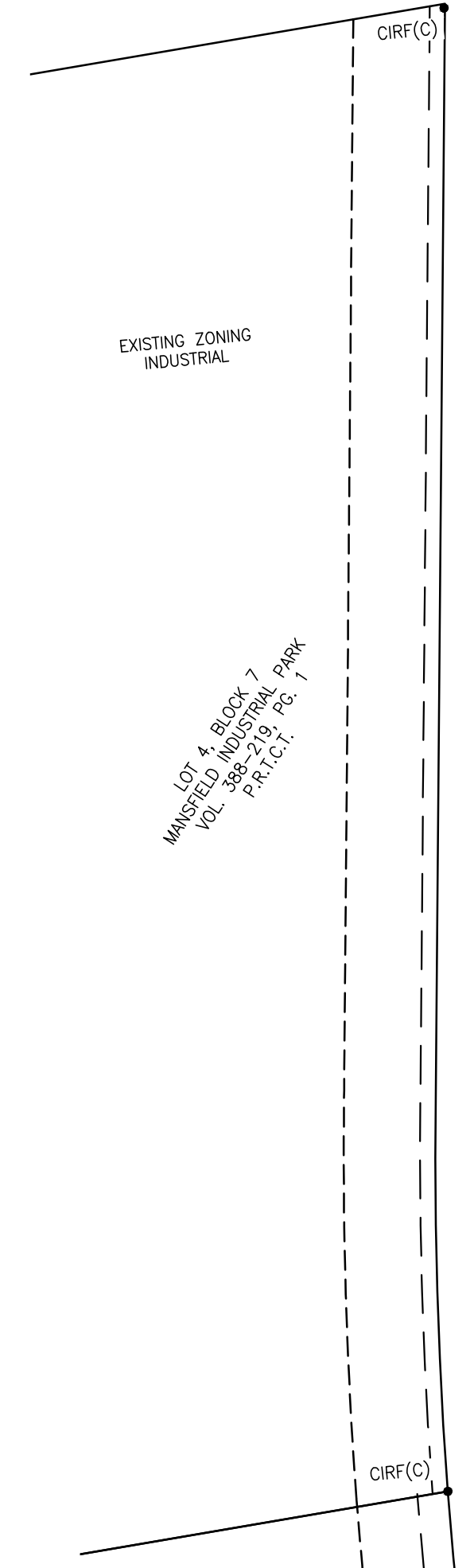
BAIRD, HAMPTON & BROWN

engineering and surveying

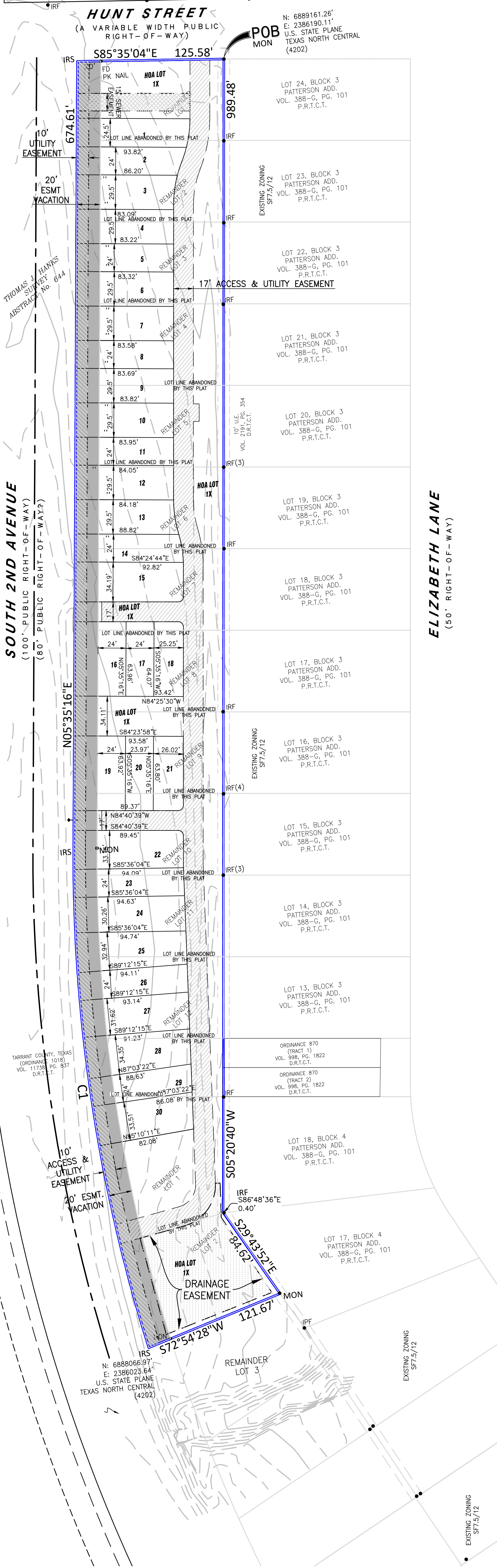
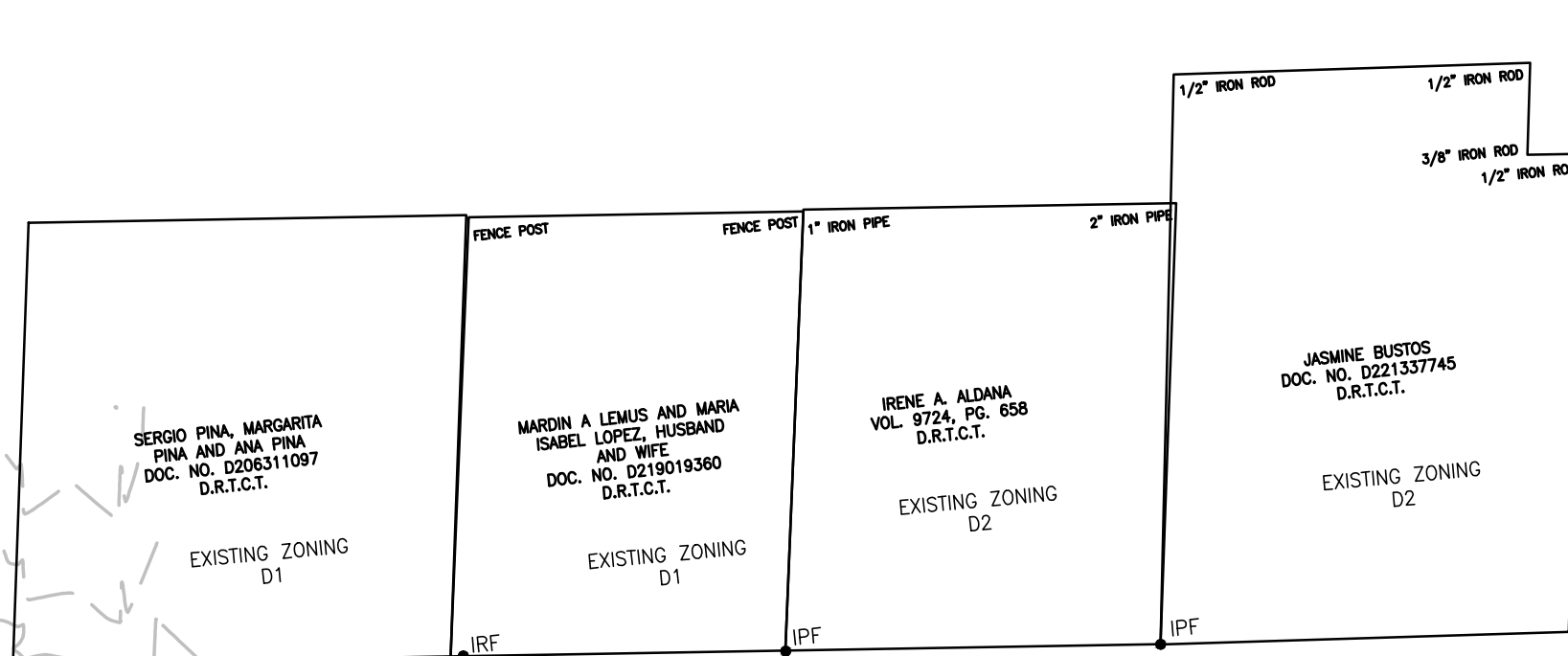
6300 Ridglea Place, Suite 700 Fort Worth, TX 76116
mail@bhbinc.com • 817.338.1277 • bhbinc.com
TBPE Firm #44 • TBPLS FIRM #10011300



BURL RAY STREET



RECORD OWNER:
HOUSING CHANNEL
851 GRAINGER STREET,
FORT WORTH, TX 76111
DOC NO. D225084234
D.R.T.C.T.



PRELIMINARY PLAT
PATTERSON HEIGHTS ADDITION

LOTS 1, 1X, 2 THRU 30, BLOCK 3

BEING A 3.06 ACRE TRACT OF LAND WITHIN THE
THOMAS J. HANKS SURVEY, ABSTRACT No. 644
BEING A REPLAT OF LOTS 1-12, BLOCK 3, 7 LOTS 1-2, BLOCK 4,
PATTERSON ADDITION AS RECORDED IN VOL. 388-G, PG. 101, PRCTC
CITY OF MANSFIELD, TARRANT COUNTY, TEXAS
LOTS: 30 RESIDENTIAL, 1 HOA SPACE
MARCH 2026



Development Review Committee Comments | 4/8/2026

Case: SD#26-012

Preliminary Plat of Patterson Heights Addition

WRITTEN STATEMENT OF CONDITIONS

The City received this plat on March 18, 2026. The Development Review Committee reviewed this plat on April 1, 2026. The following represents the written statement of the conditions for conditional approval of the plat.

1. Provide the following label in the bottom right-hand corner of the plat:

SD#26-012

Subdivision Control Ordinance §2.02(G)(1) (Requirements for case number)

2. The subdivision name cannot have the same spelling as or be pronounced similarly to the name of any other subdivision located within the City. "Patterson Heights Addition" is too similar to "Patterson Addition." Please revise the subdivision name.

Subdivision Control Ordinance §2.02(C) (Requirements for subdivision name)

3. Since this is a new subdivision with only one block, label it as Block 1 instead of Block 3.

Subdivision Control Ordinance §2.02(C) (Requirements for subdivision name)

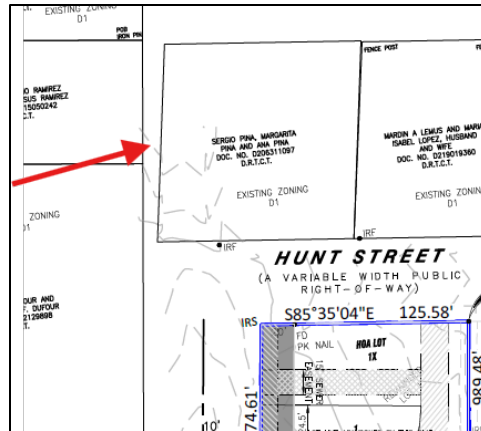
4. Zoom in on the vicinity map and make it black and white. This will make it easier to read when reproduced and scanned.

Subdivision Control Ordinance §2.02(G)(4) (Requirements for vicinity map)

5. Revise any type size that is less than 10 point; otherwise it is not legible when reproduced.

Subdivision Control Ordinance §2.02(G) (Requirements for all plats)

6. Informational – The right-of-way shown for S. 2nd Avenue north of Hunt Street must be revised on the Final Plat to reflect the dimensions shown in the City's construction plans. Per those plans, this section of S. 2nd Avenue has a total right-of-way width of 39 feet, with 27 feet of pavement.



7. Revise the title block to match the City's standard format.

PRELIMINARY PLAT

Lots 1-30 and 1X, Block 1

Name of subdivision

Being a revision of Lots 1-12, Block 3, and Lots 1-2, Block 4, Patterson Addition,
according to the plat filed in Volume 388-G, Page 101, P.R.T.C.T.,

Tarrant County, Texas

30 Residential Lots and 1 HOA Lot

3.06 Acres

Subdivision Control Ordinance §2.02(G)(5) (Requirements for the title block)

8. Fill in any blanks on the plat.

Subdivision Control Ordinance §2.02(G) (Requirements for all plats)

9. Provide a note on the plat to read:

"Selling a portion of any lot in this addition by metes and bounds is a violation of state law and City ordinance and is subject to penalties imposed by law."

Subdivision Control Ordinance §2.04(C)(10) (Requirements for all plats)

10. Revise the 10' utility easement along S. 2nd Ave to a 10' utility easement and pedestrian access easement to accommodate the public sidewalk.

Subdivision Control Ordinance §2.02(G)(11) (Requirements for labeling easements)

11. The right-of-way abandonment cannot be abandoned by plat; it must be abandoned by ordinance by City Council prior to approval of the Final Plat.

Subdivision Control Ordinance §2.02(G)(20) (Requirements for labeling rights-of-way)

12. All open space between lot 15 and 16, 16 and 19, and 19 and 22 shall be common

access easement and utility easement and they should connect to the 10' UE and pedestrian easement.

13. As part of the subdivision's civil design, a drainage study or downstream assessment showing no adverse impacts must be preliminarily approved prior to application for a final plat.

Subdivision Control Ordinance §1.03(C) (Requirements for platting)

14. Include the following Conditions of Drainage Acceptance on plat.

CONDITIONS OF ACCEPTANCE OF DRAINAGE AND FLOODWAY EASEMENTS

This plat is proposed by the owners of properties described herein (hereinafter referred to as "property owners) and is approved by the City of Mansfield subject to the following conditions which shall be binding upon the property owners, his heirs, grantees, successors and assigns.

No obstruction to the flow of storm water run-off shall be permitted by filling or by construction of any type of dam, building, bridge, fence, or any other structure within the drainage easement shown herein on this plat, unless approved by the City of Mansfield. Provided, however, it is understood that in the event it becomes necessary for the City of Mansfield to erect drainage facilities in order to improve the storm drainage that may be occasioned by the streets and alleys in or adjacent to the subdivision, then in such event, the City of Mansfield shall have the right to enter said drainage easement at any point or points to erect, construct and maintain any facility deemed necessary for drainage purposes.

The property owners will be responsible for maintaining said drainage easement. The property owners shall keep said drainage easement clean and free of debris, silt, high weeds, and any substance which would result in unsanitary or undesirable conditions. The property owners shall be responsible for recommended or required maintenance of any private storm water facility located on the property in proper functioning capacity. The City of Mansfield shall have the right of ingress and egress for the purpose of inspecting and supervising maintenance work done by the property owners. If at any time the property owners fail to satisfy any of their aforementioned responsibilities or obligations, the City of Mansfield, upon ten (10) days prior notice to the owners, may enter said drainage easement at any point or points to perform maintenance or clean-up, and bill the property owners the cost incurred, or place a lien on said properties if the bill is not paid within thirty (30) days of its mailing.

Said drainage easement, as in the case of all drainage easements, is subject to storm water overflow and erosion to an extent which cannot be specifically defined. The City of Mansfield shall not be held liable for any damages resulting from the occurrence of these natural phenomena or the failure of any facilities within said drainage easement. Further, the City of Mansfield will not be responsible for erosion control or any damage to private properties or persons resulting from the flow of water within said

drainage easement and properties.

15. Provide the following notes on the plat stating the lots served by the Common Access Easement and responsibility of who is maintaining the easement:

- The Common Access Easement is for the use of **Lots #, # and #**. No improvements shall be made that impede ingress and egress along this easement.
- The Common Access Easement shall be maintained by the **_____**.

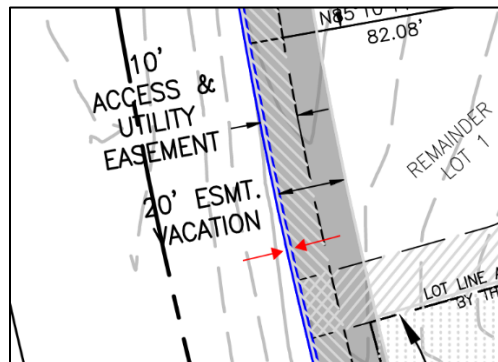
16. Informational: With subdivision civil design, provide the ultimate cross section for 2nd Avenue demonstrating that the planned three-lane configuration can be accommodated within the ultimate right-of-way following abandonment, while also accounting for necessary utilities and drainage infrastructure.

17. Informational: With subdivision civil design, confirm dry utilities are accessible to all lots.

18. Next to the remainder Lot 1, adjust the call out to exclude the term “access.” The reference should read “utility and pedestrian access.”

19. Informational: With subdivision civil design, attempt to locate the sanitary sewer horizontally separated from any surface pavement.

20. Looking at the plat boundaries, it appears that there are two blue lines close to each other (see image below). Correct the linework.



21. Informational: If public improvements associated with this plat are more than \$25,000.00, surety must be provided for these improvements before a Final Plat can be filed.

22. Informational: Preliminary water, sanitary sewer, and storm drain plans do not constitute acceptance of exact layout shown.

23. The Environmental Department has the following informational comments, to be considered during subdivision civil design:

- a) Dead end units will require a cart corral sufficiently sized for 2 3'x3' carts per unit that can be accessed from the primary alley.
- b) All entrances/exits and internal curves require a minimum 21' internal and 38' external turning radius.
- c) Surface protrusions should be located away from alley entrances/exits to prevent potential conflicts with overhang.
- d) Collection traffic will be from the north to the south.



**City of Mansfield
Staff Report**

Item ID: 26-2120

Agenda Date: April 16, 2026

Title

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

Description/History

The purpose of this final plat is to subdivide one lot into two buildable lots within the City's Extraterritorial Jurisdiction (ETJ) in Johnson County.

The City of Mansfield's adopted Master Thoroughfare Plan identifies a future alignment of Jessica Road extending through a portion of this property. This planned improvement contemplates the realignment and expansion of Jessica Road as a four-lane major arterial.

To support long-term mobility and infrastructure planning, the City has requested the property owner consider dedicating or reserving the necessary right-of-way (ROW) associated with this future roadway as part of the plat. Early coordination through voluntary dedication or reservation can help minimize future conflicts, reduce costs, and support timely delivery of the City's transportation network. However, dedication of this ROW is not required at this time as the City cannot require dedication of right-of-way unless it is directly attributable to the impacts of the proposed development.

Strategic Initiative

Focus on the Future

Recommendation

The Development Review Committee recommends approval with written conditions, as the subdivision conforms to the Mansfield Subdivision Ordinance and the requirements in Chapter 212 of the Texas Local Government Code.

The applicant has been provided with the Development Review Committee review and Johnson County memorandum dated April 2, 2026 (Exhibit A – Written Conditions), which details all required revisions.

Funding Source

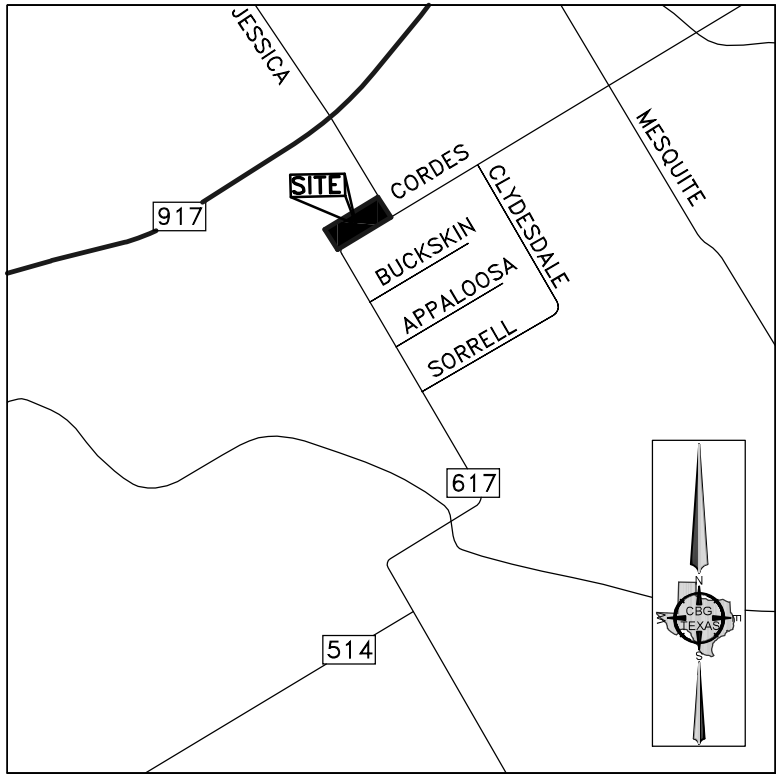
N/A

Prepared By

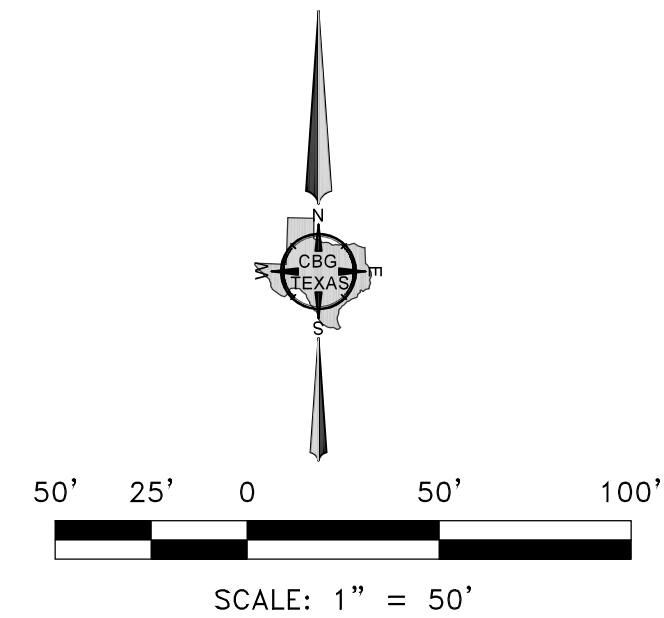
Helina Okyere, Planner I - (817) 276-4287



SD#26-009



VICINITY MAP
NOT TO SCALE



OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF JOHNSON

WHEREAS Alfonso Martinez is the owner of a 2.75 acres tract of land situated in the B.B.B. & C.R.R.CO. Survey, Abstract Number 83, Johnson County, Texas, same being that tract of land conveyed to Alfonso Martinez, a married person, by Administrator's Deed with vendors lien recorded in Instrument Number 2025-6554, Official Public Records, Johnson County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a point for corner, said corner being the East corner of that tract of land conveyed to NCF Investments, L.L.C., a Texas limited liability company, by deed recorded in Instrument Number 2024-7044, Official Public Records, Johnson County, Texas, and lying along the centerline of County Road 617 (variable width right-of-way);

THENCE South 30 degrees 05 minutes 13 seconds East, along said centerline of County Road 617, a distance of 234.62 feet to a point for corner, said corner being in the intersection of the centerlines of said County Road 617 and County Road 520 (variable width right-of-way);

THENCE South 61 degrees 28 minutes 09 seconds West, along said centerline of County Road 520, passing at a distance of 501.06 feet to a 3/8 inch iron rod found on-line for reference, and continuing a total distance of 519.46 feet to a point for corner, said corner lying along the Northeast line of lot 2 of Winberg Addition, an addition in Johnson County, Texas, according to the Plat thereof recorded in Volume 11, Page 164, Plat Records, Johnson County, Texas;

THENCE North 29 degrees 04 minutes 01 second West, along said Northeast line of lot 2 of said Winberg Addition, a distance of 228.49 feet to a 3/8 inch iron rod found for corner, said corner being the South corner of said NCF Investments, L.L.C. tract, from which a fence post found bears North 29 degrees 37 minutes 12 seconds West, a distance of 224.92 feet, at the West corner of said NCF Investments, L.L.C. tract;

THENCE North 60 degrees 47 minutes 47 seconds East, along the Southeast line of said NCF Investments, L.L.C. tract, passing at a distance of 493.85 feet to a fence post found on-line for reference, and continuing a total distance of 515.26 feet to the POINT OF BEGINNING and containing 119,782 square feet or 2.75 acres of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, Alfonso Martinez, being the sole owner of the above described parcel, does hereby adopt the herein above described property as **ALFONSO ADDITION, LOTS 1 AND 2, BLOCK 1**, an addition to Johnson County, Texas and does dedicate to the public use the streets and easement as shown thereon.

WITNESS, my hand at Dallas, Texas, this the _____ day of _____, 2026.

By: _____
Alfonso Martinez (Owner)

STATE OF TEXAS
COUNTY OF JOHNSON

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Alfonso Martinez known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2026.

Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATE:

This is to certify that I, Bryan Connally, a Registered Professional Land Surveyor of State of Texas, having platted the above subdivision from an actual survey on the ground, and that all lot corners, and angle points, and point of curve shall be properly marked on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.

Dated this the _____ day of _____, 2026.

RELEASED FOR REVIEW 01/28/2026 PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

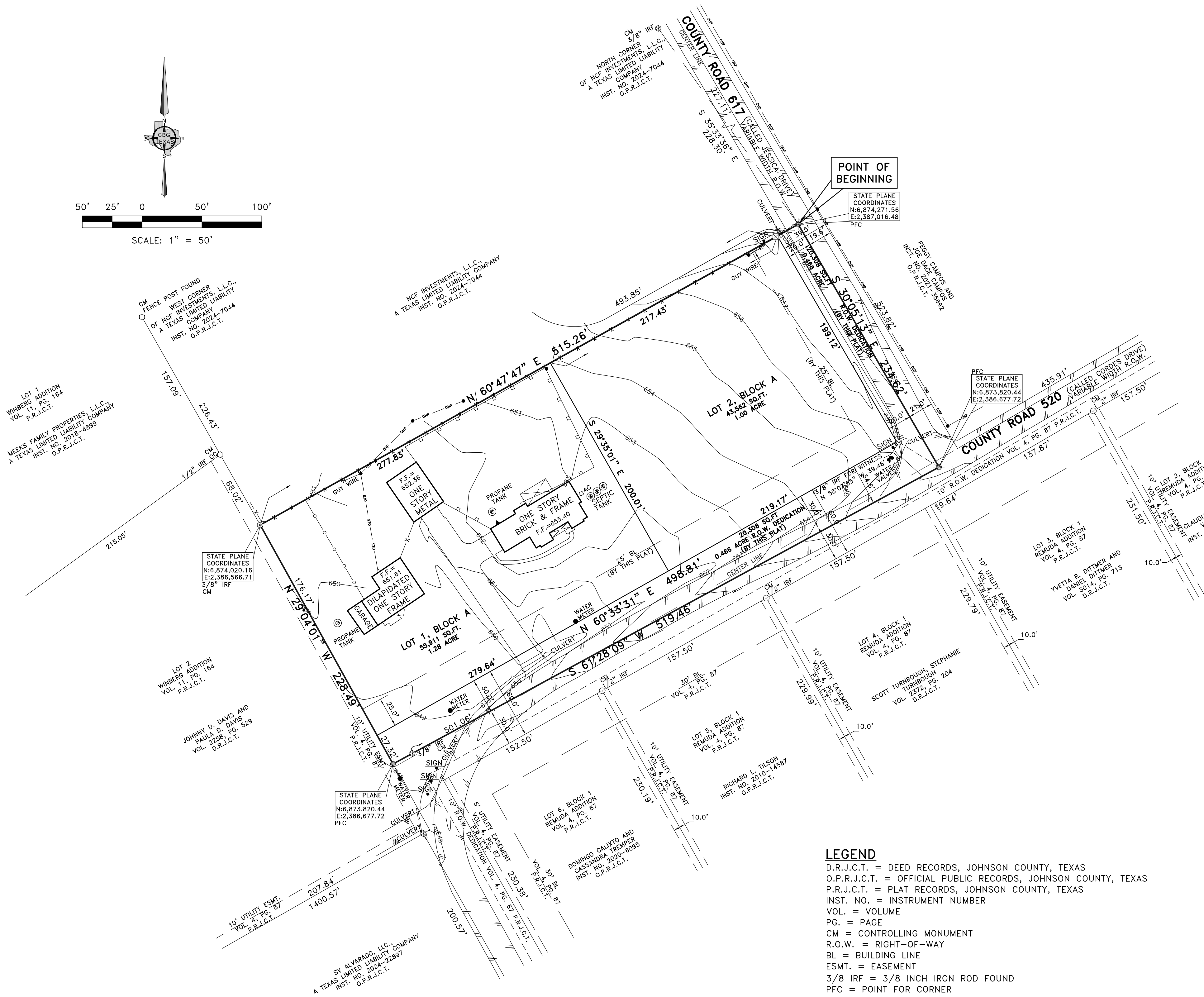
Bryan Connally
Texas Registered Professional Land Surveyor No. 5513

STATE OF TEXAS
COUNTY OF JOHNSON

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Bryan Connally known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2026.

Notary Public in and for the State of Texas



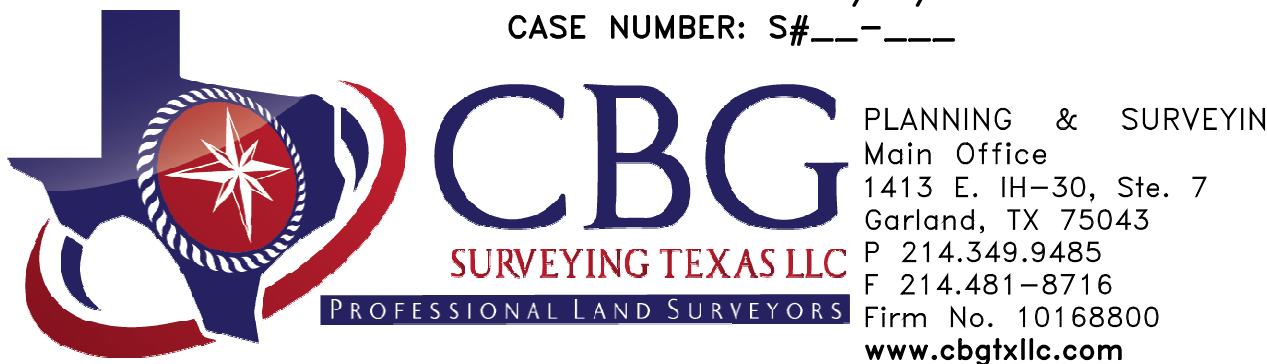
LEGEND

D.R.J.C.T. = DEED RECORDS, JOHNSON COUNTY, TEXAS
O.P.R.J.C.T. = OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS
P.R.J.C.T. = PLAT RECORDS, JOHNSON COUNTY, TEXAS
INST. NO. = INSTRUMENT NUMBER
VOL. = VOLUME
PG. = PAGE
CM = CONTROLLING MONUMENT
R.O.W. = RIGHT-OF-WAY
BL = BUILDING LINE
ESMT. = EASEMENT
3/8 IRF = 3/8 INCH IRON ROD FOUND
PFC = POINT FOR CORNER
FPF = FENCE POST FOUND
1/2 IRF = 1/2 INCH IRON ROD FOUND
XF = X FOUND
1/2 OCIRF = 1/2 INCH ORANGE CAP IRON ROD FOUND

NOTE: PROPERTY SUBJECT TO TERMS,
CONDITIONS, AND EASEMENTS
CONTAINED IN INSTRUMENTS RECORDED IN VOLUME 681,
PAGE 25-BLANKET IN NATURE, COUNTY CLERK'S FILE
NO. 2021-11484-BLANKET IN NATURE

PRELIMINARY PLAT LOTS 1 & 2, BLOCK 1 Alfonso Addition

2.75 Acres out of
B.B.B. & C.R.R.CO. Survey, Abstract No. 83
City of Mansfield-ETJ, Johnson County, Texas
DATE OF PREPARATION 01/21/2026
CASE NUMBER: S#-_-_-



OWNER: ALFONSO MARTINEZ
101 CORDS DRIVE
ALVARADO, TEXAS 76009
PHONE: 682-241-9313
EMAIL: ALEJANDROJ061@GMAIL.COM

SCALE: 1"=50' / DATE: 01/21/2026 / JOB NO. 8424 / DRAWN BY: CP



Development Review Committee Comments | 4/02/2026

Case: SD#26-009

Amending Plat of Lots 1 and 2, Block 1, Alfonso Addition

INFORMATIONAL COMMENT:

Please note that the City of Mansfield's adopted Master Thoroughfare Plan identifies a future alignment of Jessica Road extending through a portion of this property. This planned improvement contemplates the realignment and expansion of Jessica Road as a four-lane major arterial.

To support long-term mobility and infrastructure planning, the City requests your consideration of dedicating or reserving the necessary right-of-way (ROW) associated with this future roadway as part of the plat.

Consistent with applicable state law, the City cannot require dedication of right-of-way unless it is directly attributable to the impacts of the proposed development. As such, dedication of this ROW is not required at this time. However, the City will ultimately need to acquire the necessary right-of-way to construct the roadway, including any existing improvements within the planned alignment.

Early coordination through voluntary dedication or reservation can help minimize future conflicts, reduce costs, and support timely delivery of the City's transportation network.

WRITTEN STATEMENT OF CONDITIONS

The City received this plat on March 18, 2026. The Development Review Committee reviewed this plat on April 1, 2026. The following represents the written statement of the conditions for conditional approval of the plat.

- 1) Provide the case number in the bottom right corner of the plat below the title block:
SD#26-009. Subdivision Control Ordinance §2.02(G)(1) (Requirements for case numbers)
- 2) Revise the title block to match city format: **Subdivision Control Ordinance §2.02(G)(5) (Requirements for title blocks)**

FINAL PLAT

Lots 1 & 2, Block 1

Alfonso Addition

2.75 Acres out of the B.B.B & C.R.R.CO Survey,
Abstract No. 83, Johnson County, Texas

2 Lots

[Date of Preparation]

- 3) This plat will be approved by the Planning and Zoning Commission, provide an approval block to match City format. ***Subdivision Control Ordinance §2.02(C)(4) (Requirements for approval blocks)***

APPROVED BY THE CITY OF MANSFIELD	
____ 20 ____	____
APPROVED BY:	P & Z COMMISSION CHAIRMAN
____ 20 ____	____
ATTEST:	PLANNING & ZONING SECRETARY

- 4) Provide a name and email address for the Engineer/Surveyor on the plat. ***Subdivision Control Ordinance §2.02(G)(6) (Requirements for Engineer Information)***
- 5) Provide a Johnson County recording information on the plat. ***Subdivision Control Ordinance §2.02(C)(7) (Requirements for Filing Information)***

PLAT FILED _____, 20__
INSTRUMENT#: _____ - _____
DRAWER _____ SLIDE _____
APRIL LONG, JOHNSON COUNTY CLERK
BY _____ DEPUTY CLERK

- 6) Plat notes and conditions listed on the plat in a readily identifiable location with each note numbered consecutively; Provide plat notes on the plat. ***Subdivision Control Ordinance §2.04(C)(1) (Requirements for plat notes)***
- 7) Provide a Bearing and Coordinate Basis Note as follows:

“The bearings and coordinates shown hereon for the plat are created from our actual field survey, related to the Texas Coordinate System. Texas North Central Zone (4202), NAD83 grid values.” ***Subdivision Control Ordinance §2.09(C) (Requirements for Bearing Basis note)***

- 8) Provide a “Return Plat to City” note in the lower left corner of the plat. ***Subdivision Control Ordinance §2.04(C)(8) (Requirements for Return to City note)***

9)

After recording: Return to the City of Mansfield
1200 E. Broad Street, Mansfield, TX 76063

10) Provide a note on the plat to read:

Selling a portion of any lot in this addition by metes and bounds is a violation of state law and City ordinance and is subject to penalties imposed by law.

Subdivision Control Ordinance §2.04(C)(10) (Requirements for Notice of Selling note)

11) Revise the opening statement of the legal description to match City format;

WHEREAS, Alfonso Martinez is the sole owner...

Subdivision Control Ordinance §2.02(G)(12) (Requirements for legal descriptions)

12) Show and label the City limit line on the vicinity map.

Subdivision Control Ordinance §2.02(G)(10) (Requirements for City limit lines and ETJ)

13) Remove the contours from the plat, it is not required on a minor plat.

14) Revise Block A to Block 1 on the graphic.

15) Show 10' utility easement along street frontage of County Road 520.

Subdivision Control Ordinance §2.02(G)(11) (Requirements for labeling easements)

16) Remove all improvements shown including contours, buildings, water meters, etc., and only keep boundaries and easements.

17) Is there an easement for the overhead electric line going to the 'Dilapidated One Story Frame'? If so, please show all easements on plat.

18) The following notes are required on the plats by Johnson County. Provide these standard notes on the plat:

(a) Blocking the flow of water or constructing improvements in the drainage easements, and filling or obstruction of the floodway is prohibited.

(b) The existing creeks or drainage channels traversing along or across this addition will remain as open channels and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to drainage courses along or across the lots.

(c) Johnson County will not be responsible for the maintenance and operations of said drainage ways or for the control of erosion.

- (d) Johnson County will not be responsible for any damage, persona injury or loss of life or property occasioned by flooding or flood conditions.
 - (e) On-site sewage facility performance cannot be guaranteed even though all provisions of the Rules of Johnson County, Texas for Private sewage Facilities are complied with.
 - (f) Inspection and/or acceptance of a private sewage facility by the Public Works Department shall indicate only that the facility meets minimum requirements and does not relieve the owner of the property from complying with County, State, Federal regulations. Private Sewage Facilities, although approved as meeting minimum standards, must be upgraded by the owner at the owner's expense if normal operation of the facility results in objectionable odors, if unsanitary conditions are created, or if the facility when used does not comply with governmental regulations.
 - (g) A properly designed and constructed private sewage facility system, in suitable soil, can malfunction if the amount of water it is required to dispose of is not controlled. It will be the responsibility of the lot owner to maintain and operation the private sewage facility in a satisfactory manner.
- 19) In addition to the above comments, please see below for comments received directly from Johnson County to be addressed.
- (a) Johnson County requests the utility providers to be listed on the plat.
 - (b) Please show a 40' ROW dedication to the centerline of County Road 520 per the Johnson County MTP.
 - (c) What is going to happen to the "dilapidated" structure? There isn't enough acreage on proposed lot 1 for two livable structures.
 - (d) Johnson County requests a septic exhibit from a licensed septic professional showing where the septic system and its components are in relation to the proposed property line. This is the ensure proper setbacks are still met.
 - (e) Please add the following private sewage facility and flood statement to the plat:

Private On-Site Sewage Facility (OSSF)

Please note that the performance of on-site sewage facilities (OSSFs) cannot be guaranteed, even when designed and installed in full compliance with the Rules of Johnson County, Texas for Private Sewage Facilities.

Inspections and/or acceptance by Development Services indicate only that the system meets minimum applicable standards at the time of review. Such approval does not relieve the property owner from complying with all County, State, and Federal regulations.

The property owner remains solely responsible for the proper operation and maintenance of the OSSF. If the system results in objectionable odors, creates unsanitary conditions, or otherwise fails to comply with applicable regulations during use, the owner shall be responsible for making all necessary repairs or upgrades at their expense.

Even properly designed and installed systems may malfunction if water usage exceeds the system's capacity or if site conditions are not properly managed. Accordingly, ongoing maintenance and responsible use are essential to ensure satisfactory performance.



**City of Mansfield
Staff Report**

Item ID: 26-2121

Agenda Date: April 16, 2026

Title

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

Description/History

Strategic Initiative

Focus on the Future

Recommendation

N/A

Funding Source

N/A

Prepared By

Clarissa Carrasco, Planning Technician - (817) 276-4229



Planning and Zoning Commission Bus Tour

April 16, 2026 - 6:00 PM

SW and SE Quadrants

City of Mansfield | Planning & Development Services

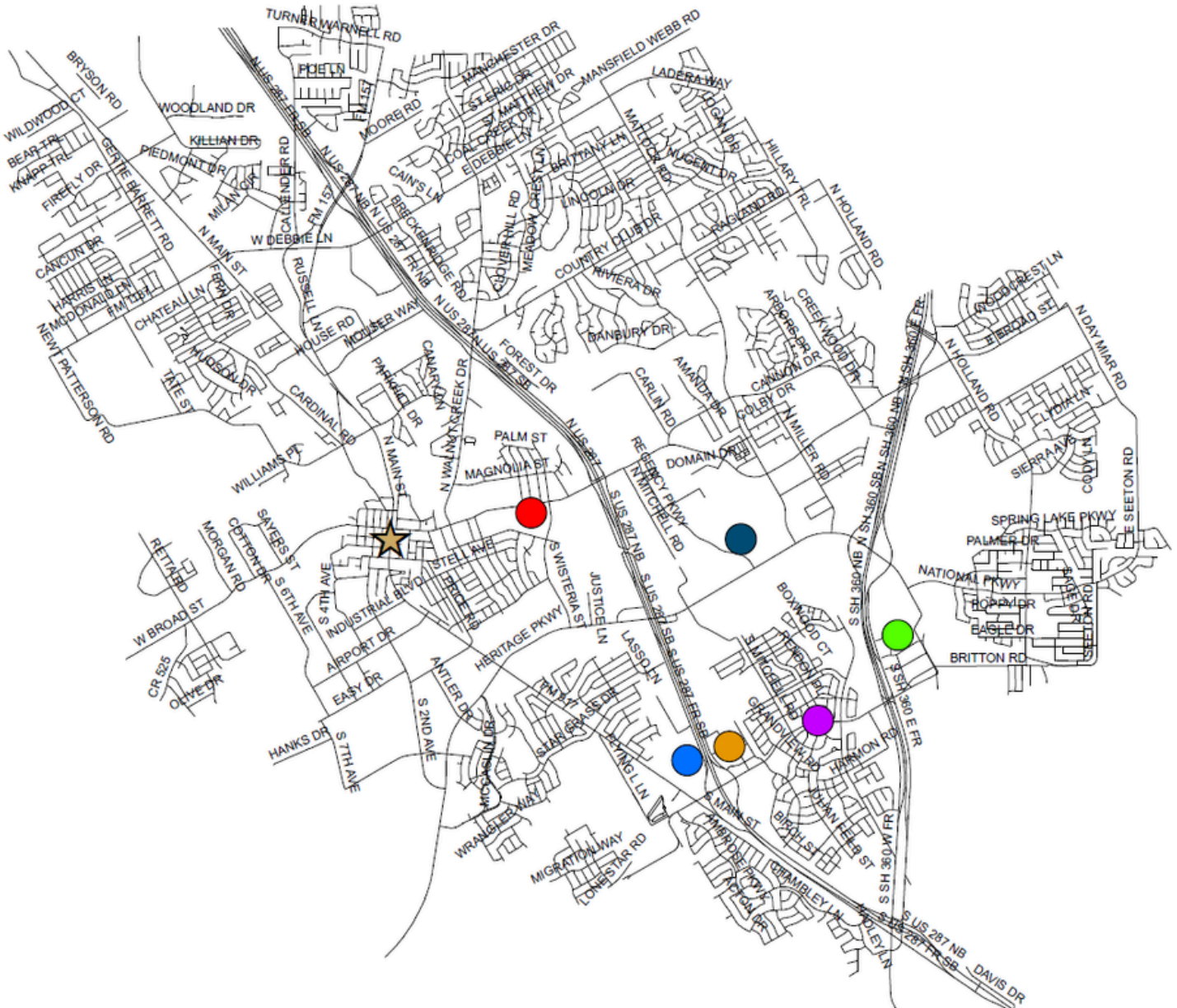
Tour Logistics

- **Start/End Point:** Mansfield City Hall (1200 E Broad St)
- **Routing Strategy:** Right-Turn Optimization Loop (Clockwise)
- **Vehicle:** City Transit / Group Van
- **Estimated Duration:** 90 – 120 Minutes

#	Project Name	Quadrant
1	New City Hall/Mansfield Innovation Community	SE
2	Texas Health Mansfield Stadium	SE
3	Southpointe	SE
4	Village at South Pointe	SE
5	Costco	SW
6	Downtown	SW



- Current City Hall
- Southpointe
- New City Hall/Mansfield Innovation Community
- Village at South Pointe
- ★ Downtown
- Texas Health Mansfield Stadium
- Costco



LIST OF STREETS ON TOUR

East Broad Street
Regency Parkway
Heritage Parkway
Stadium Drive
Lone Star Road
Farm-to-Market 917
South Main Street

The Commission may deviate slightly from the route, if needed, to adjust for traffic or viewing of additional locations within the tour route.

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.

DISCLAIMER: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Created: Planning & Zoning Department | April 8, 2026