



City Council - Regular Meeting

August 10, 2026 - 1:00 PM

Council Chambers

1200 E. Broad St., Mansfield, TX 76063

1. CALL MEETING TO ORDER

2. RECOGNITION

Texas Commission on Environmental Quality Awards Received by the Public Works Department

3. WORK SESSION

Presentation Regarding The Canals at The Reserve

4. 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, including but not limited to legal issues concerning any item listed on today's posted City Council agendas, and/or the subject matter listed below:

- i. Seek Advice of City Attorney Regarding Pending Litigation – Cause No. 2024-005630-2 (Tarrant County Court at Law No. 2)
- ii. Seek Advice of City Attorney Regarding Pending Litigation – Cause No. 348-270155-14 (348th Tarrant County District Court)
- iii. Seek Advice of City Attorney Regarding Pending Litigation – City of Mansfield v. H2 Hospitality, et. al. (County Court at Law No. 2, Tarrant County)
- iv. Seek advice of City Attorney Regarding Legal Issues Pertaining to the City's Security and Background Check Policies
- v. 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 Project #26-04
- iii. Land Acquisition Project #26-05

- C. Personnel Matters Pursuant to Section 551.074
 - i. Municipal Court Judge Interviews
- 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 #22-04
 - iii. Economic Development Project #22-12
 - iv. Economic Development Project #26-07
 - v. Economic Development Project #26-08
 - vi. Economic Development Project #26-09

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

6. INVOCATION

7. PLEDGE OF ALLEGIANCE

8. TEXAS PLEDGE

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.

10. COUNCIL COMMENTS

11. STAFF COMMENTS

- A. City Manager or Authorized Representative
 - i. Current/Future Agenda Items
 - ii. City Manager Updates
 - iii. Departmental Updates

Review of the Monthly Financial Report for the Period Ending June 30, 2026

Presenters: Darcy Lupton, Director of Financial Services

Attachments:

1. June FY26 Council Report

12. TAKE ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION

13. APPROVAL OF SUB-COMMITTEE MINUTES

26-2562: Minutes - Approval of the July 27, 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. 7-27-26 Draft Minutes

14. CONSENT AGENDA

26-2557: Minutes - Approval of the July 27, 2026 Regular City Council Meeting Minutes

Presenters: Susana Marin, City Secretary

Attachments:

1. 7-27-26 Draft Minutes

15. PUBLIC HEARING AND FIRST READING

26-2563: Ordinance - Public Hearing and First Reading on an Ordinance Considering a Request by Stillwater Capital Inc., for a Zoning Change from PD, Planned Development District to PD, Planned Development District for Commercial, Residential and Institutional Uses on 153.073 Acres Located Within the E. McAnear Survey, Abstract 1005, R. Bratton Survey, Abstract 114, S.C. Neill Survey, Abstract 1159, and the M. Gregg Survey, Abstract 555, Tarrant County, TX, bounded by E Broad St, Matlock Rd, Heritage Pkwy and Regency Pkwy on parcels addressed 240 and 260 N Mitchell Rd, 2401 Heritage Pkwy, 2500 E Broad and 351 N Miller (ZC24-016)

Presenters: Clayton Comstock, Executive Director of Planning and Development

Attachments:

1. Ordinance
2. Maps and Supporting Information
3. Exhibit A - Illustrative Plan
4. Exhibit B - Regulating Plan
5. Exhibit C - Planned Development Standards
6. Exhibit D - Cross Sections
7. Exhibit E - Legal Description

16. PUBLIC HEARING CONTINUATION AND SECOND AND FINAL READING

26-2446: Ordinance - Public Hearing Continuation and Second and Final Reading on an Ordinance Approving Proposed Amendments of Chapter 155, "Zoning," of The Code Of Ordinances of the City of Mansfield, Texas, by Amending Section 155.012 to Establish Definitions Related to Commercial Drone Delivery; Amending Section 155.054(F), Table "F" and Table "O," to Allow Commercial Drone Delivery by Right or By Specific Use Permit in the C-1, C-2, C-3, I-1, I-2, and PD Districts; Amending Section 155.099 to Establish Special Conditions Governing Commercial Drone Delivery and Revise Special Conditions Governing Airports, Heliports, Helistops, And Vertiports (OA#26-002)

Presenters: Clayton Comstock, Executive Director of Planning and Development

Attachments: None

17. NEW BUSINESS

26-2552: Discussion and Possible Action Regarding the Proposed Tax Rate

Presenters: Troy Lestina, Deputy City Manager/Chief Financial Officer

Attachments:

1. Form 50-876

18. ADJOURN

CERTIFICATION

THIS IS TO CERTIFY THAT A COPY OF THE NOTICE OF the August 10, 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 August 4, 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.



FINANCIAL REPORT

Ending June 30, 2026

City of Mansfield, Texas

Financial Report Issued by:
The City of Mansfield - Financial Services Department



mansfieldtexas.gov

TABLE OF CONTENTS

HIGHLIGHTS _____	3
Financial Highlights _____	3
Capital Highlights _____	3
GENERAL FUND FINANCIAL SUMMARY _____	4
Major Revenues _____	4
Expenditures _____	6
ENTERPRISE FUNDS FINANCIAL SUMMARY _____	7
Major Revenues _____	7
Expenses _____	8
SPECIAL REVENUE FUNDS FINANCIAL SUMMARY _____	10
MANSFIELD PARKS FACILITY DEVELOPMENT CORPORATION FUND _____	10
MPFDC DEBT SERVICE FUND _____	10
THE MANSFIELD ECONOMIC DEVELOPMENT CORPORATION FUND _____	11
Tax Increment Reinvestment Zones (TIRZs) _____	12
HOTEL/MOTEL TAX FUND _____	13
CAPITAL PROJECT FUNDS _____	14
GLOBAL SALES TAXES _____	15
INVESTMENTS _____	16
Financial Market Outlook _____	16
Citywide Cash & Investment Performance Summary _____	16
Appendix (Unaudited Statements) _____	17

HIGHLIGHTS

Financial Highlights

The City of Mansfield, Texas is in solid financial condition as of June 30, 2026, or 75% of the budget year with revenues within or exceeding expectations in the major funds and expenditures within or lower than budgeted expectations.

Capital Highlights

The following major projects are active with the table below displaying current year (CY) and life-to-date (LTD) expenditures.

Project Name	Expenditures CY (millions)	Expenditures LTD (millions)
Service Center/ACO	\$6.0 CY	\$19.1 LTD
Equipment Replacement	\$3.1 CY	-
City Hall	\$16.8 CY	\$30.0 LTD

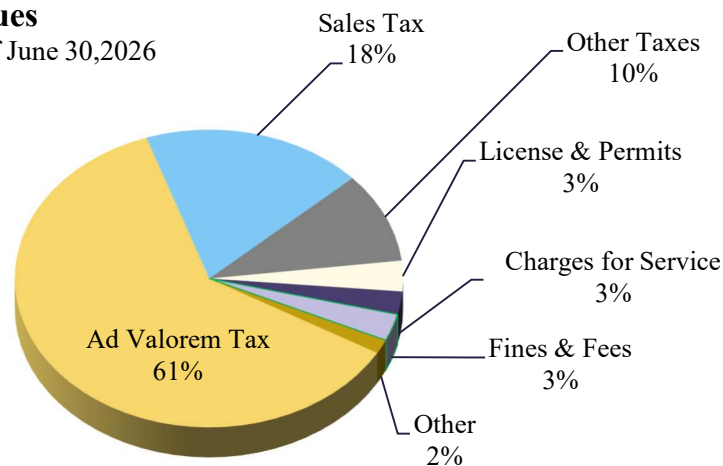
GENERAL FUND FINANCIAL SUMMARY

Overall, the operating revenues exceeded operating expenses by \$11,655,720 at the end of the reporting period. With operating revenues totaling \$84,148,714 or 83.03% of budget and operating expenses totaling \$72,492,994 or 70.56% of budget.

General Fund Charts (revenues & expenditures)

General Fund Revenues

Allocation of Receipts as of June 30, 2026



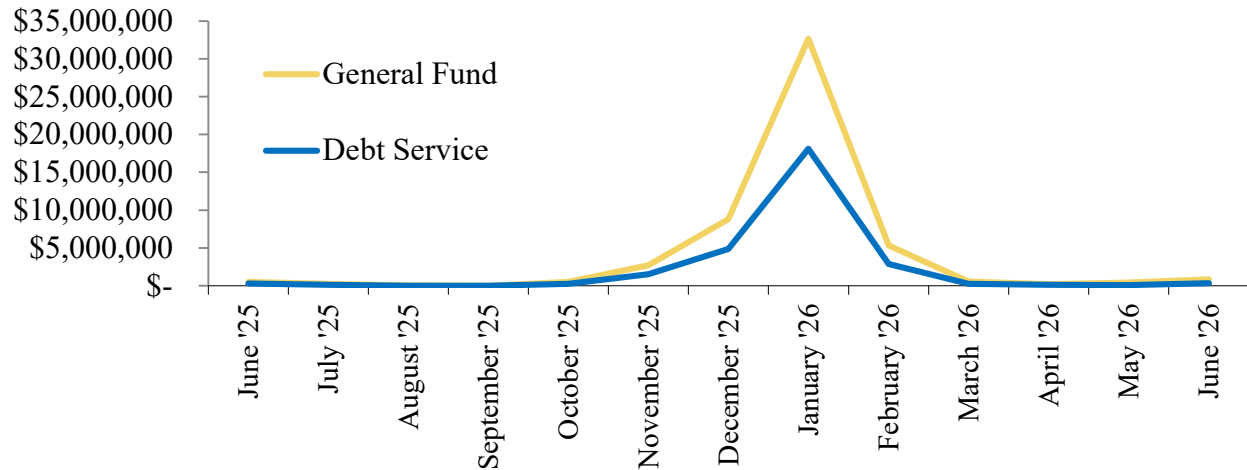
Major Revenues

Property Tax Collections

Most of the City's property tax is collected in the first four or six months of the fiscal year as property tax bills are generally due within the first four months of the City's fiscal year. Ad Valorem Tax Collections is comprised of two parts with the operations (M&O) portion recorded in the General Fund and the interest & sinking (I&S) portion recorded in the Debt Service Fund. The M&O portion of property tax collections as recorded in the General Fund through June 30, 2026, total \$51,681,206. Last year's collections were \$50,821,839 for the same period, an increase of 1.69% over the prior year.

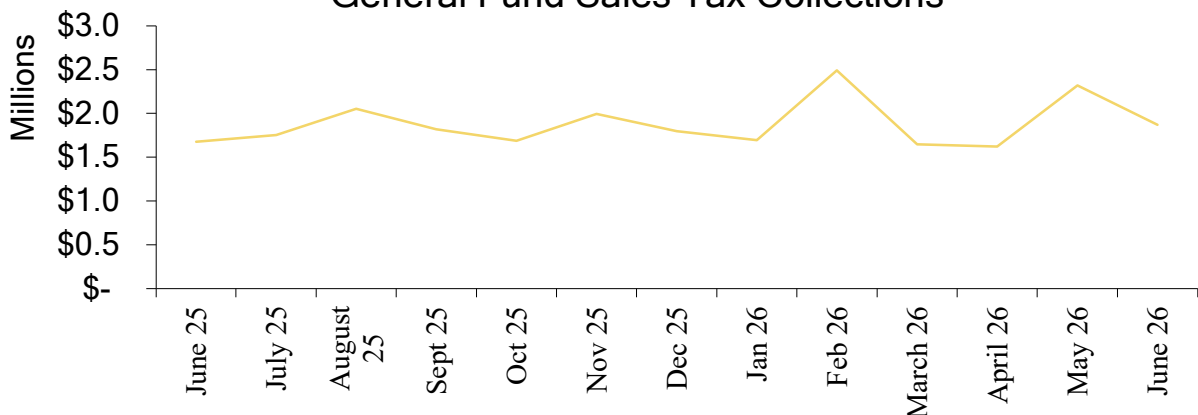
The I&S portion as recorded in the Debt Service Fund collected through June 30, 2026, totaled \$28,384,507. Property tax collections by month are depicted on the subsequent chart.

Ad Valorem Tax Collections by Month



Sales tax is reported on a cash basis with a two-month lag in collections from the actual purchase date. Citywide sales tax is 2¢ for every dollar of sales tax assessed. The General Fund receives 1¢ of sales taxes collected and the City's Type 4A and Type 4B corporations each receive ½ ¢ of collections. In June 2026, the General Fund portion of sales tax collected totaled \$1,871,072 which is \$158,004 or 9.22% more than the same period last year. On an annual basis, sales tax collections are up by 6.23% or \$912,202 as compared to last year. For additional information on sales taxes, please see the full sales tax discussions and charts on page 15 of this report and in appendix A33-A36.

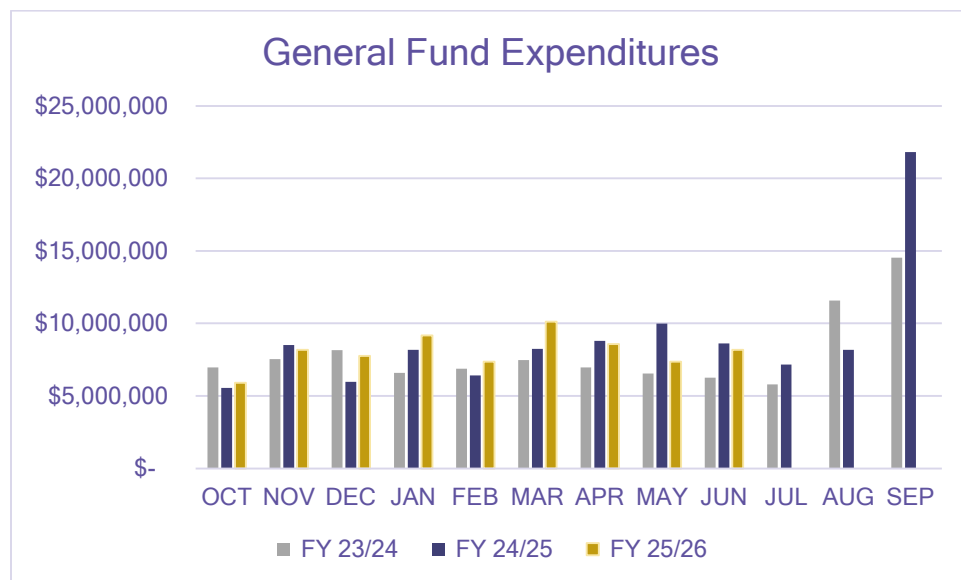
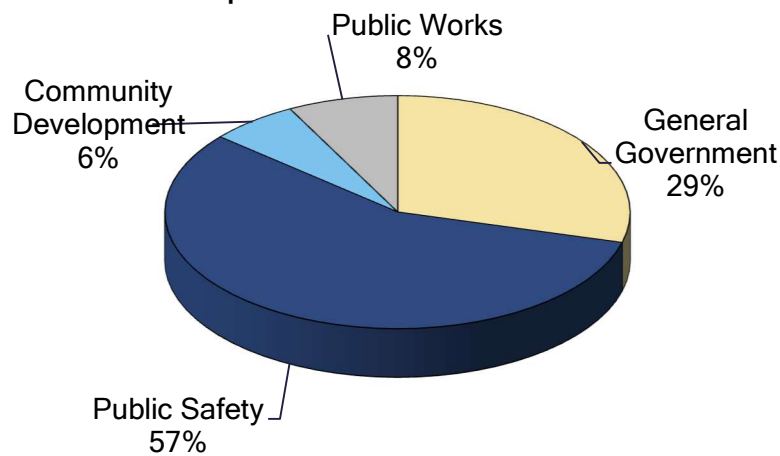
General Fund Sales Tax Collections



Expenditures

The chart below shows year-to-date expenditure by functions of the General Fund with public safety (police and fire activities) comprising 73.85% of all budgeted operational expenditures year to date. The total year-to-date operating expenditures of the fund are \$72,492,994 or 70.56% of budgeted expenditures of \$102,742,773. June 2026 expenditures were \$8.18 million. We expect other months' expenditures to follow normal historical trends of \$8-10 million.

FY26 YTD Actual Expenses



ENTERPRISE FUNDS FINANCIAL SUMMARY

The two major enterprise funds are the Utility Fund and the Drainage Utility Fund, which both account for activities associated with delivering services to the paying public. For the Utility Fund, the operating revenues exceeded operating expenses by \$12,390,829 at the end of the reporting period. With operating revenues totaling \$40,507,004 or 71.54% of budget and operating expenses totaling \$28,116,175 or 74.62% of budget. Non-operating activities such as interest revenue, debt expenses and interest expenses due to borrowing totaled \$(753,214) resulting in a total change in net position of \$11,994,175.

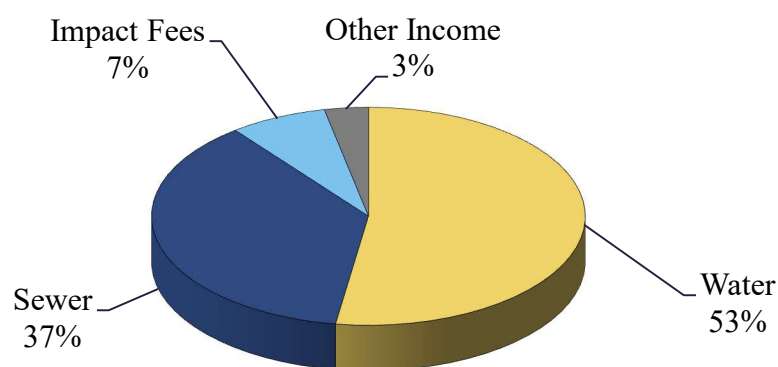
UTILITY FUND

Major Revenues

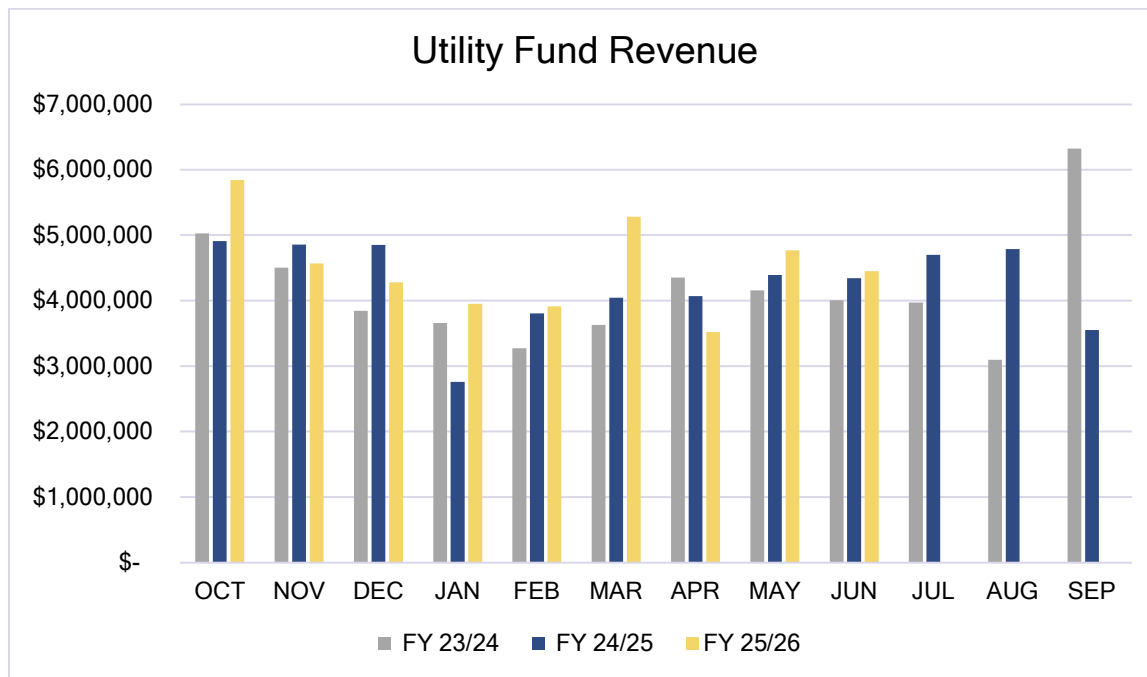
Water & Sewer Service Fees

Water and Sewer service fees year-to-date revenue are \$36,243,641 or 68.53% of budget. The revenues have a direct relationship with consumption in this fund as higher consumption in the summer months yields higher revenue or seasonal rain in the spring yields lower revenues with these seasonal patterns displayed in the revenue chart below.

Revenues

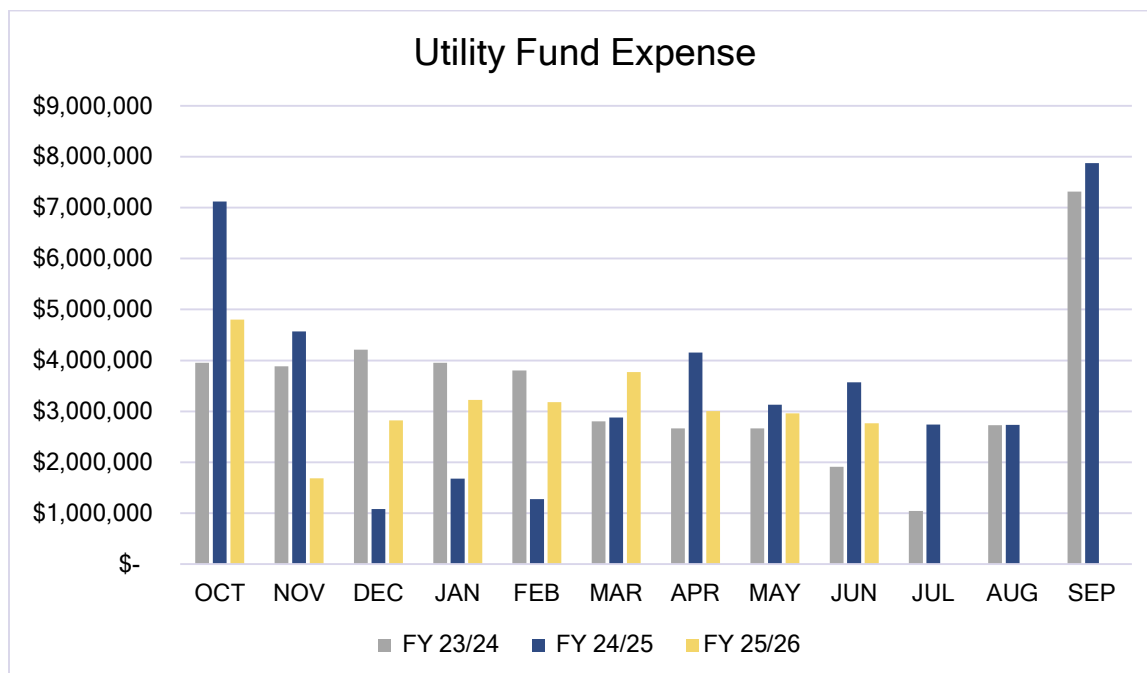


Utility Fund Charts



Expenses

The chart below shows expenses of the Water & Sewer Fund.



DRAINAGE UTILITY FUND

The Drainage Utility Fund is used to account for the administration of the City's storm water program and environmental services including planning, engineering, operations & maintenance. The year-to-date operational revenue collected total \$2,354,730 and the operational expenditures related to administration and general maintenance total \$1,508,599 to date. The total change in net position is \$971,408. The ending net position totals \$17,426,768 at the end of the reporting period.



SPECIAL REVENUE FUNDS FINANCIAL SUMMARY

(This section provides details on substantial special revenue funds)

MANSFIELD PARKS FACILITY DEVELOPMENT CORPORATION FUND

The operating fund is used to account for the construction and development of sports and recreation facilities, equipment, and miscellaneous improvements to the City's Park System. Funding for the activities of the MPFDC is supported by ½ cent sales tax. The year-to-date revenues collected total \$9,248,937 which is 81.48% of budget and the operating expenditures to date total \$5,573,784 which is 49.98% of budget. Total revenues exceed expenditures by \$712,039 which results in an increase in the fund balance. The ending fund balance totals \$17,787,729 at the end of the period.

MPFDC DEBT SERVICE FUND

The MPFDC also has a debt service fund which is used to account for the debt obligations because of developing sports and recreation facilities, equipment, and miscellaneous improvements to the City's Park System. A portion of the MPFDC's sales tax collections is transferred to support the debt activities. The year-to-date revenues collected total \$2,122,687 which is 75.00% of budget, and the expenditures to date total \$505,174 which is 17.94% of budget. Revenue exceeds expenditure by \$1,617,513. The ending fund balance totals \$2,164,194 at the end of the period.

THE MANSFIELD ECONOMIC DEVELOPMENT CORPORATION FUND

This fund is used to account for the promotion of Economic Development activities in the city. Funding for the activities of the MEDC is supported by ½ cent sales tax. The year-to-date operating revenue collected total \$8,299,606, which is 67.71% of the budgeted amount. Operating expenditure at the end of the reporting period totaled \$64,098,301, which is 502.71% of the budgeted expenditure. Operating expenditure exceeds operating revenues by \$55,798,695. The total net change including non-operating activities is a decrease of \$56,947,339 at the end of June 2026.



Tax Increment Reinvestment Zones (TIRZs)

In accordance with Texas Local Government Chapter 311, a local government can designate a geographic area that needs improvement as a TIRZ. The funding to pay for improvements within the zone is derived from the ad valorem taxes collected from increased value within the zone. The chart below shows the current activity for all City TIRZs. The revenue recorded is interest income received year-to-date and property tax. Any negative balances reflect interfund commitment for reimbursements.

Fiscal Year 2026 YTD Summary	TIRZ #1	TIRZ #2	TIRZ #4	TOTAL ALL TIRZ
Revenues	6,926,007	1,403,143	85,038	8,414,188
Expenditures	6,436,054	325,542	1,369,222	8,130,817
Net Change From Operating: Gain (loss)	489,953	1,077,602	(1,284,184)	283,371
Other Financing Sources (Uses)	-	-	-	-
Fund Balance Beginning	4,813,369	(7,756,039)	(4,569,557)	(7,512,227)
Fund Balance Ending	5,303,322	(6,678,437)	(5,853,741)	(7,228,856)

HOTEL/MOTEL TAX FUND

The Hotel/Motel fund is used to account for the occupancy taxes generated by the local hotels within the city. Funds collected are used to promote the City of Mansfield as a travel destination. The year-to-date revenues collected total \$802,271 which is 69.07% of budget and the expenditure collected to date total \$455,774 which is 39.24% of budget. Revenues exceed expenditure by \$346,497, which results in an increase in the fund balance. The ending fund balance totals \$3,812,877 at the end of the reporting period.

Fiscal Year 2026 YTD Summary	Hotel/Motel Tax Fund	FY26 Budget	% Collected Budget
Revenues	802,271	1,161,500	69.07%
Expenditures	455,774	1,161,500	39.24%
Net Change from Operating: Gain (loss)	346,497	-	-
Fund Balance Beginning	3,466,379	-	-
Fund Balance Ending	3,812,877	-	-

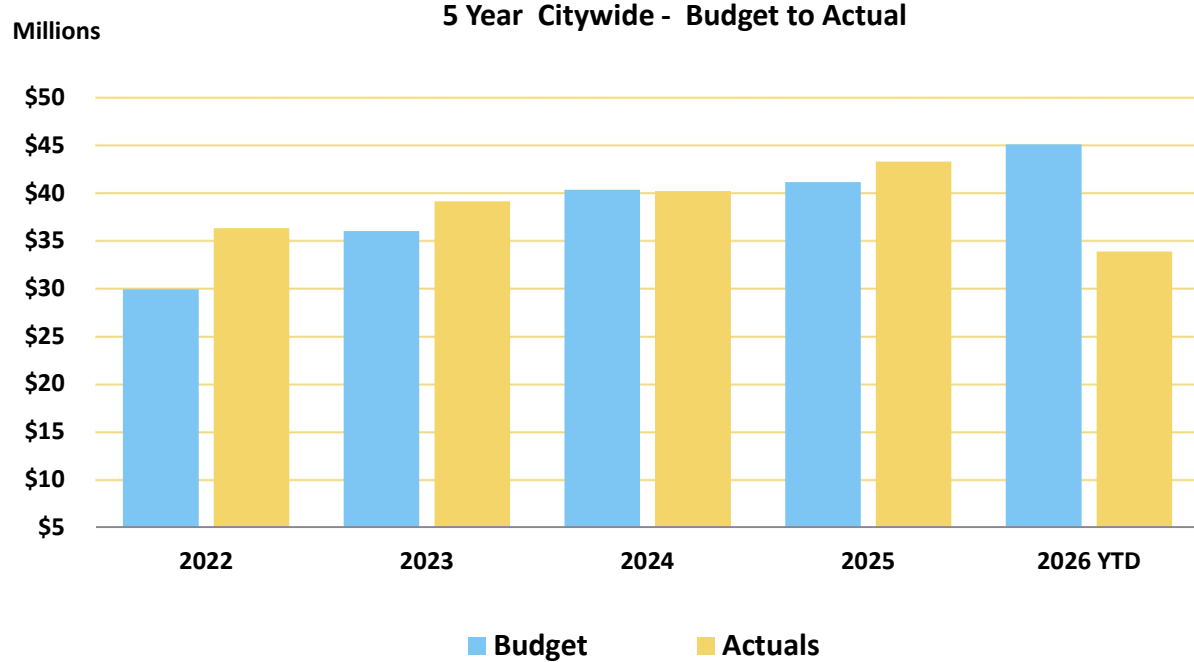
CAPITAL PROJECT FUNDS

The table below shows a summary of the revenues, expenditures, other financing sources and ending fund balance for all Capital Project funds. Other financing sources include proceeds from bond issuances or transfers if applicable.

Fiscal Year 2026 YTD Summary	Street Construction Fund	Building Construction Fund	Equipment Replacement Fund	Parks Construction Fund	TOTAL CAPITAL FUNDS
Revenues	7,133,769	3,234,026	176,104	2,482,613	13,026,512
Expenditures	30,846,257	42,867,682	4,849,197	2,853,071	81,416,207
Net Change from Operating: Gain (loss)	(23,712,488)	(39,633,656)	(4,673,093)	(370,458)	(68,389,695)
Other Financing Sources (Uses)	-	-	-	-	-
Fund Balance Beginning	65,035,293	100,850,030	5,967,649	3,574	171,856,546
Fund Balance Ending	41,322,805	61,216,374	1,294,556	(366,884)	103,466,851



GLOBAL SALES TAXES



City of Mansfield Sales Tax Fiscal Year 2026 as of June 2026 (Cash Basis)								
Fiscal Year		0.01	0.005	0.005	Total 2¢	Collection Ratio and Budget		
		General Fund	MEDC Fund	MPFDC Fund	Total	Y/Y % Chg.	Budget	% of Budget
2022		18,157,578	9,078,789	9,078,789	36,315,156	13.7%	29,903,214	121.44%
2023		19,574,658	9,787,329	9,787,329	39,149,316	7.8%	36,010,548	108.72%
2024		20,106,437	10,053,218	10,053,218	40,212,873	2.7%	40,330,288	99.71%
2025		21,647,006	10,823,503	10,823,503	43,294,012	7.7%	41,136,896	105.24%
2026 YTD		16,936,433	8,468,217	8,468,217	33,872,866	-21.8	45,102,496	75.10%

- See the Appendix pages A33-A36 for detailed sales tax information.

INVESTMENTS

Monthly Investment Performance Summary: Month Ending June 30, 2026

Financial Market Outlook

The regional economy continues to expand; however economic growth has been slightly downgraded from growth to moderate by many economists. Factors such as high inflation, housing market corrections, interest rate increases and concerns over the federal funds rates. However, the regional economy continues to outperform the U.S. economy. Likewise, the City of Mansfield's economy is strong and continues to grow. The table below shows a comparison of both cash and investments from the prior month. Cash in consolidated accounts total \$90.4 million and investments total \$185.2 million.

Citywide Cash & Investment Performance Summary

	May 31, 2026		June 30, 2026		Month to Month Change	
	Book Value	Average Yield	Book Value	Average Yield	Dollar (\$)	Percentage (%)
Consolidated Cash Accounts	116,676,751	2.20%	90,361,066	2.22%	(26,315,685)	-22.55%
Local Government Investment Pool	170,112,780	3.70%	170,637,619	3.71%	524,838	.31%
Money Market	14,554,219	3.50%	14,596,362	3.50%	42,142	.29%
Total	301,343,751	3.13%	275,595,047	3.14%	(25,748,704)	-7.32%

- See the Appendix pages A24-A32 for investment information.

Report Certification: This report is prepared in accordance with the Public Funds Investment Act - "PFIA", Chapter 2256 Title 10 of the Texas Local Government Code.

Troy Lestina

Signed by: Troy Lestina, CFO/DCM, Investment Officer

Darcy Lupton

Darcy Lupton, Director of Financial Services, Investment Officer

APPENDIX (Unaudited Statements)

• General Fund Statement of Activities	A17
• Utility Fund Statement of Activities	A18
• Drainage Fund Statement of Activities	A19
• MPFDC Fund Statement of Activities	A20
• MPFDC Debt Fund Statement of Activities	A21
• MEDC Statement of Activities	A22
• Hotel Occupancy Tax Statement of Activities	A23
• Detailed Investment Statements	A24
• Detailed Sales Tax Statements	A33

City of Mansfield, Texas

**Summary Statement of Activities
For the Month and Nine Months Ended June 30, 2026 and 2025 (Unaudited)**

General Fund	FY26 MONTH TO DATE	FY25 MONTH TO DATE	FY26 YEAR TO DATE	FY25 YEAR TO DATE	FY26 ORIGINAL BUDGET	FY26 POSITIVE (NEGATIVE) BUDGET	FY26 PERCENT COLLECTED TO BUDGET
REVENUES:							
Property Tax	\$ 836,934	\$ 904,483	\$ 51,681,206	\$ 50,821,839	\$ 60,930,066	\$ (9,248,860)	84.82%
Sales Tax	1,871,072	1,713,068	15,544,655	14,632,453	22,945,248	(7,400,593)	67.75%
Other Taxes	1,141,069	1,051,647	8,280,287	8,238,322	9,467,538	(1,187,251)	87.46%
License And Permits	219,260	387,640	2,795,195	3,007,721	2,894,691	(99,496)	96.56%
Grant Revenue	563,137	212,985	757,891	696,524	450,000	307,891	168.42%
Charges For Services	207,158	264,892	2,103,366	1,985,818	2,572,725	(469,359)	81.76%
Fines And Fees	153,767	281,909	2,460,338	2,299,002	1,753,000	707,338	140.35%
Interest Earnings	24,466	78,121	415,013	729,791	300,000	115,013	138.34%
Miscellaneous	6,708	4,620	110,763	95,122	35,000	75,763	316.47%
Total Revenues	5,023,571	4,899,365	84,148,714	82,506,592	101,348,268	(17,199,554)	83.03%
EXPENDITURES:							
General Government	2,063,572	2,024,629	21,174,958	22,932,373	31,174,321	9,999,363	67.92%
Public Safety	4,514,580	4,145,701	41,302,269	37,364,858	55,924,938	14,622,669	73.85%
Public Works	1,151,675	2,041,301	5,554,499	6,072,020	8,659,108	3,104,609	64.15%
Community Development	451,402	469,319	4,461,268	3,879,257	6,984,406	2,523,138	63.87%
Total Expenditures	8,181,229	8,680,950	72,492,994	70,248,508	102,742,773	30,249,779	70.56%
EXCESS REVENUES OVER(UNDER) EXPENDITURES	(3,157,658)	(3,781,585)	11,655,720	12,258,084	(1,394,505)		
OTHER FINANCING SOURCES (USES)							
Reserve/Contingency	-	-	-	-	(1,841,256)	(1,841,256)	0.00%
Sale of Capital Assets, net	-	-	2,791,591	815,001	20,000	(2,771,591)	13957.96%
Financing, net	-	-	-	4,010,345	-	-	0.00%
Sources	7,268	-	7,268	-	6,213,399	6,206,131	0.12%
(Uses)	-	(7,265)	(1,454,934)	(5,162,905)	(5,657,894)	(4,202,960)	25.72%
Total Other Financing Sources (Uses)	7,268	(7,265)	1,343,925	(337,559)	(1,265,751)	(2,609,676)	-106.18%
EXCESS OF REVENUES AND OTHER FINANCING SOURCES OVER (UNDER) EXPENDITURES AND OTHER FINANCING USES	(3,150,390)	(3,788,850)	12,999,645	11,920,525	(2,660,256)		
FUND BALANCE							
BEGINNING	54,486,490	53,157,702	38,336,455	37,448,328			
ENDING	<u>\$ 51,336,100</u>	<u>\$ 49,368,852</u>	<u>\$ 51,336,100</u>	<u>\$ 49,368,852</u>			

City of Mansfield, Texas

Statement of Activities - Budget and Actual
For the Month and Nine Months Ended June 30, 2026 and 2025 (Unaudited)

Utility Fund	FY26 MONTH TO DATE	FY25 MONTH TO DATE	FY26 YEAR TO DATE	FY25 YEAR TO DATE	FY26 ORIGINAL BUDGET	FY26 POSITIVE (NEGATIVE) BUDGET	FY26 PERCENT COLLECTED TO BUDGET
OPERATING REVENUES:							
Water Service	\$ 2,180,092	\$ 2,299,396	\$ 21,234,755	\$ 20,234,954	\$ 32,161,378	\$ (10,926,623)	66.03%
Sewer Service	1,781,320	1,537,869	15,008,886	13,285,633	20,722,883	(5,713,997)	72.43%
Water Penalties	60,818	57,284	520,755	186,889	500,000	20,755	104.15%
Water/Sewer Taps	-	-	-	-	15,491	(15,491)	0.00%
Meter Set Fee	-	-	-	-	262,850	(262,850)	0.00%
Utility Miscellaneous	314	310	6,844	15,664	60,000	(53,156)	11.41%
Restore Service Fee	9,960	8,205	83,450	23,255	90,000	(6,550)	92.72%
Utility Inspection	6,100	6,740	46,120	58,760	60,000	(13,880)	76.87%
Water Impact Fees	189,700	235,200	1,674,600	2,340,000	1,500,000	174,600	111.64%
Sewer Impact Fees	154,800	192,000	1,265,100	1,686,609	1,000,000	265,100	126.51%
Pretreatment Fees	56,931	-	181,091	45,998	80,000	101,091	226.36%
Other Income	10,178	3,046	485,403	180,004	168,122	317,281	288.72%
Contribution	-	-	-	-	-	-	0.00%
Total Revenues	\$ 4,450,213	\$ 4,340,050	\$ 40,507,004	\$ 38,057,766	\$ 56,620,724	\$ (16,113,720)	71.54%
OPERATING EXPENSES:							
Administration	127,809	128,152	1,292,272	1,104,696	2,241,243	948,971	57.66%
Billing And Collection	92,873	123,609	964,802	793,970	1,406,716	441,914	68.59%
Meter Reading/Repairs	8,593	304,600	1,489,995	967,495	1,882,380	392,385	79.15%
Water Distribution	87,334	212,123	1,386,220	1,178,138	1,738,016	351,796	79.76%
Wastewater Collection	1,176,040	1,015,284	10,533,828	10,150,277	13,651,453	3,117,625	77.16%
Water Treatment	1,211,816	1,280,391	11,811,411	9,675,288	15,800,426	3,989,015	74.75%
Water Quality	48,648	46,643	512,989	435,030	789,325	276,336	64.99%
Water Demand Management	9,460	15,272	124,658	113,926	169,090	44,432	73.72%
Depreciation	-	600,548	-	4,814,199	-	-	0.00%
Total Operating Expenses	2,762,573	3,726,622	28,116,175	29,233,019	37,678,649	9,562,474	74.62%
OPERATING INCOME (LOSS)	1,687,640	613,428	12,390,829	8,824,747	18,942,075	(6,551,246)	
NONOPERATING REVENUES (EXPENSES):							
Non-Departmental	(64,085)	(70,134)	(291,307)	(340,239)	(371,951)	80,644	78.32%
Interest Revenue	120,009	320,032	1,690,593	3,074,840	125,000	1,565,593	1352.47%
Debt Service	(239,167)	(354,583)	(2,152,500)	(3,191,245)	(7,310,000)	5,157,500	29.45%
Bad Debt Expense	-	-	-	-	(48,000)	48,000	0.00%
Net Nonoperating Revenues (Expenses)	(183,243)	(104,685)	(753,214)	(456,644)	(7,604,951)	6,851,737	9.90%
INCOME (LOSS) BEFORE OPERATING TRANSFERS	1,504,397	508,743	11,637,615	8,368,103	11,337,124	300,491	102.65%
OPERATING TRANSFERS:							
Transfers In (Out)	-	2,090	356,560	(1,422,549)	(5,172,246)	5,528,806	-6.89%
Net Operating Transfers	-	2,090	356,560	(1,422,549)	(5,172,246)	5,528,806	-6.89%
CHANGE IN NET POSITION	1,504,397	510,833	11,994,175	6,945,553	6,164,878		
NET POSITION, BEGINNING	289,108,272	273,998,849	278,618,494	267,564,129			
NET POSITON, ENDING	\$ 290,612,669	\$ 274,509,682	\$ 290,612,669	\$ 274,509,682			

City of Mansfield, Texas

Comparative Statement of Activities

For the Month and Nine Months Ended June 30, 2026 and 2025 (Unaudited)

Drainage Utility Fund	FY26 MONTH TO DATE	FY25 MONTH TO DATE	FY26 YEAR TO DATE	FY25 YEAR TO DATE	FY26 ORIGINAL BUDGET	FY26 POSITIVE (NEGATIVE) BUDGET	FY26 PERCENT COLLECTED TO BUDGET
OPERATING REVENUES:							
Drainage Fee	\$ 263,561	\$ 257,810	\$ 2,354,730	\$ 2,289,576	\$ 3,044,874	(690,144)	77%
Total Operating Revenues	263,561	257,810	2,354,730	2,289,576	3,044,874	(690,144)	
OPERATING EXPENSES:							
Administration & General Maintenance	172,951	112,851	1,508,599	1,137,650	2,881,759	1,373,160	52%
Depreciation	-	19,645	-	181,545	-	-	
Total Operating Expenses	172,951	132,496	1,508,599	1,319,195	2,881,759	1,373,160	52%
OPERATING INCOME (LOSS)	90,610	125,314	846,131	970,381	163,115	683,016	
NONOPERATING REVENUES (EXPENSES):							
Interest Revenue	10,754	17,777	136,323	167,813	-	(136,323)	
Other Income	-	-	-	5,445	-	-	
Interest and fiscal charges	(1,093)	(1,613)	(11,046)	(15,723)	(163,115)	(152,069)	
Net Nonoperating Revenue	9,661	16,165	125,277	157,535	(163,115)	(288,392)	
INCOME (LOSS) BEFORE OPERATING TRANSFERS	100,271	141,479	971,408	1,127,916	0	394,624	
OPERATING TRANSFERS							
Operating Transfers In/(Out)	-	-	-	-	-	-	
Net Operating Transfers	-	-	-	-	-	-	
CHANGE IN NET POSITION	100,271	141,479	971,408	1,127,916			
NET POSITION, BEGINNING	17,326,497	15,973,224	16,455,360	14,986,787			
NET POSITION, ENDING	\$ 17,426,768	\$ 16,114,703	\$ 17,426,768	\$ 16,114,703			

City of Mansfield, Texas

Statement of Activities - Budget and Actual
For the Month and Nine Months Ended June 30, 2026 and 2025 (Unaudited)

Mansfield Parks Facility Development Corporation	FY26 MONTH TO DATE	FY25 MONTH TO DATE	FY26 YEAR TO DATE	FY25 YEAR TO DATE	FY26 ORIGINAL BUDGET	FY26 POSITIVE (NEGATIVE) BUDGET	FY26 PERCENT COLLECTED TO BUDGET
REVENUES:							
Sales Tax Revenue	\$ 682,559	\$ 607,924	\$ 5,533,811	\$ 5,096,423	\$ 8,475,775	\$ (2,941,964)	65.29%
Contributions	3,485	4,425	37,877	38,457	11,500	26,377	329.37%
Interest Earnings	27,059	63,203	436,140	531,681	250,000	186,140	174.46%
Other Income	8,165	828	20,513	2,634	-	20,513	0.00%
MAC Revenue	101,804	156,003	598,618	650,261	954,300	(355,682)	62.73%
Lease Revenue and Royalties	108,092	498,842	1,600,678	1,312,239	1,660,000	(59,322)	96.43%
Park Land Dedication Revenue	271,450	161,250	1,021,300	1,402,450	-	1,021,300	0.00%
Total Revenues	1,202,614	1,492,475	9,248,937	9,034,145	11,351,575	(2,102,638)	81.48%
EXPENDITURES:							
Administration	123,300	115,197	1,352,574	1,252,857	1,898,619	546,045	71.24%
Field Operations	108,035	58,944	866,935	697,187	1,406,799	539,864	61.62%
Community Park Operations	91,171	79,463	764,086	713,362	1,212,832	448,746	63.00%
Nature Education Operations	16,646	12,722	136,376	121,907	223,685	87,309	60.97%
Recreational Center	116,803	122,202	784,010	752,629	1,265,529	481,519	61.95%
Neighborhood Park Operations	56,295	69,252	588,716	574,965	903,242	314,526	65.18%
Projects	-	8,460	207,807	323,715	792,800	584,993	26.21%
Non-Departmental	(525)	229,569	873,280	644,876	3,448,239	2,574,959	25.33%
Total Expenditures	511,725	695,809	5,573,784	5,081,498	11,151,745	5,577,961	49.98%
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	690,889	796,666	3,675,153	3,952,647	199,830	3,475,323	1839.14%
OTHER FINANCING SOURCES (USES):							
Operating Transfers In	-	4,005,644	-	4,969,598	-	-	0.00%
Operating Transfers (Out)	-	-	(2,963,114)	(2,130,303)	-	-	0.00%
Cash Reserves	-	-	-	-	-	-	0.00%
Bond Proceeds	-	-	-	-	-	-	0.00%
Premium on Bonds issued	-	-	-	-	-	-	0.00%
Discounts on Bond issued	-	-	-	-	-	-	0.00%
Total Other Financing Sources (Uses)	-	4,005,644	(2,963,114)	2,839,295	-	-	0.00%
EXCESS (DEFICIENCY) OF REVENUES AND OTHER FINANCING SOURCES OVER EXPENDITURES AND OTHER FINANCING USES	690,889	4,802,310	712,039	6,791,942			
FUND BALANCE, BEGINNING	17,096,840	12,643,151	17,075,689	10,653,520			
FUND BALANCE, ENDING	\$ 17,787,729	\$ 17,445,461	\$ 17,787,729	\$ 17,445,461			

City of Mansfield, Texas

Statement of Activities - Budget and Actual
For the Month and Nine Months Ended June 30, 2026 and 2025 (Unaudited)

Mansfield Parks Facility Development Corp. Debt Service	FY26 MONTH TO DATE	FY25 MONTH TO DATE	FY26 YEAR TO DATE	FY25 YEAR TO DATE	FY26 ORIGINAL BUDGET	FY26 POSITIVE (NEGATIVE) BUDGET	FY26 PERCENT COLLECTED TO BUDGET
REVENUES:							
Taxes, Penalties, And Interest	\$ 234,654	\$ 233,409	\$ 2,111,886	\$ 2,100,687	\$ 2,815,849	\$ (703,963)	75.00%
Other Income	-	2,996	10,801	19,397	-	-	0.00%
Total Revenues	234,654	236,405	2,122,687	2,120,084	2,815,849	(703,963)	75.00%
EXPENDITURES:							
Debt Service							
Principal Retirement	-	-	-	-	1,810,000	1,810,000	0.00%
Interest And Fiscal Charges	-	-	505,174	535,358	1,005,849	500,675	50.22%
Non-departmental	-	-	-	-	-	-	0.00%
Total Expenditures	-	-	505,174	535,358	2,815,849	2,310,675	17.94%
Excess Of Revenues Over (Under) Expenditures	234,654	236,405	1,617,513	1,584,726			
OTHER FINANCING SOURCES (USES):							
Bond Proceeds	-	-	-	-			
Total Other Financing Sources (Uses)	-	-	-	-			
FUND BALANCE, BEGINNING	1,929,540	1,866,518	546,681	518,197			
FUND BALANCE, ENDING	\$ 2,164,194	\$ 2,102,923	\$ 2,164,194	\$ 2,102,923			

City of Mansfield, Texas

Comparative Statement of Activities
For the Month and Nine Months Ended June 30, 2026 and 2025 (Unaudited)

Mansfield Economic Development Corporation	FY26 MONTH TO DATE	FY25 MONTH TO DATE	FY26 YEAR TO DATE	FY25 YEAR TO DATE	FY26 ORIGINAL BUDGET	FY26 POSITIVE (NEGATIVE) BUDGET	FY26 PERCENT COLLECTED BUDGET
OPERATING REVENUES:							
Sales Tax Revenue	\$ 917,213	\$ 841,334	\$ 7,645,697	\$ 7,197,111	\$ 11,291,624	\$ (3,645,927)	67.71%
Miscellaneous	-	-	653,909	33,501	1,949,280	-	
Total Operating Revenues	917,213	841,334	8,299,606	7,230,612	13,240,904	(3,645,927)	67.71%
OPERATING EXPENDITURES:							
Administration	142,553	156,301	1,216,230	1,233,124	1,703,190	486,960	71.41%
Promotions	5,652	19,736	34,037	67,647	110,000	75,963	30.94%
Development Plan	23	29	4,874	652	63,000	58,126	7.74%
Projects	9,848,959	11,555,420	62,836,326	24,617,509	10,874,403	(51,961,923)	577.84%
Non-Departmental	759	759	6,834	6,831	-	(6,834)	
Total Operating Expenditures	9,997,946	11,732,245	64,098,301	25,925,763	12,750,593	(51,347,708)	502.71%
OPERATING INCOME	(9,080,733)	(10,890,911)	(55,798,695)	(18,695,151)	490,311	(54,993,635)	-11380.27%
NONOPERATING REVENUES (EXPENSES):							
Interest Revenue	52,846	293,979	1,046,317	2,001,197	250,000	796,317	418.53%
Reserve	-	-	-	-	-	-	
Bonds issued	-	-	-	79,095,000	-	-	
Interest & fiscal charges/Premiums on bonds issued	-	-	(2,125,613)	356,868	(1,676,541)	(449,072)	
Total Nonoperating Revenue	52,846	293,979	(1,079,296)	81,453,065	(1,426,541)	347,245	75.66%
INCOME BEFORE OPERATING TRANSFERS	(9,027,887)	(10,596,932)	(56,877,991)	62,757,914	(936,230)	(54,646,390)	6075.22%
OPERATING TRANSFERS:							
Operating Transfers In (Out)	-	(26)	(69,348)	(35,241)	936,230	(1,005,578)	-7.41%
CHANGE IN NET ASSETS	(9,027,887)	(10,596,958)	(56,947,339)	62,722,674			
NET ASSETS, BEGINNING	12,505,708	91,678,795	60,425,161	18,359,163			
NET ASSETS, PROJECTS	- *	-	- *	-			
NET ASSETS, ENDING	\$ 3,477,821	\$ 81,081,837	\$ 3,477,821	\$ 81,081,837			

**Project Fund Balance represents funds that have been contractually obligated by the City Council and MEDC. These expenses will be recognized upon realization of the expense.

City of Mansfield, Texas

**Comparative Budget and Cash Analysis
For the Month and Nine Months Ended June 30, 2026 and 2025 (Unaudited)**

Hotel/Motel Occupancy Tax Fund	FY26 MONTH TO DATE	FY25 MONTH TO DATE	FY26 YEAR TO DATE	FY25 YEAR TO DATE	FY26 ORIGINAL BUDGET	FY26 POSITIVE (NEGATIVE) BUDGET	FY26 PERCENT COLLECTED TO BUDGET
REVENUES:							
Hotel Occupancy Tax	\$ 120,478	\$ 90,691	\$ 744,399	\$ 705,899	\$ 1,161,500	\$ (417,101)	64.09%
Rental of Facilities	920	150	7,437	6,785	-	7,437	0.00%
Misc Revenue	-	-	900	12,115	-	900	0.00%
Interest Income	2,085	6,156	49,535	55,639	-	49,535	0.00%
Total Revenues	123,483	96,997	802,271	780,438	1,161,500	(359,229)	69.07%
EXPENDITURES:							
Mansfield Tourism	72,983	18,651	408,310	365,658	679,972	271,662	60.05%
Farr Best Theater	117	22	595	941	-	(595)	0.00%
Championship Basketball	-	-	-	-	-	-	0.00%
Projects	-	-	18,614	13,975	9,000	(9,614)	206.82%
Promotion	11,102	824	28,255	12,379	35,000	6,745	80.73%
Reserve	-	-	-	-	437,528	437,528	0.00%
Total Expenditures	84,202	19,497	455,774	392,953	1,161,500	705,726	39.24%
Revenues / (Expenditures)	39,281	77,500	346,497	387,485	-	346,497	
FUND BALANCE, BEGINNING	3,773,596	2,986,921	3,466,379	2,676,936			
FUND BALANCE, ENDING	\$ 3,812,877	\$ 3,064,421	\$ 3,812,877	\$ 3,064,421			

City of Mansfield
Portfolio Holdings
Tracker Portfolio Set Up - by Portfolio (Fund)
Report Format: By Transaction
Group By: Portfolio Name
Average By: Face Amount / Shares
Portfolio / Report Group: All Portfolios
As of 6/30/2026

Description	CUSIP/Ticker	Security Type	Settlement Date	YTM @ Cost	Face Amount/Shares	Cost Value	Book Value	Market Value	Maturity Date	Days To Maturity	Accrued Interest	% of Portfolio
1001 - General Fund												
CLASS LGIP	CLASS-CO2025	Local Government Investment Pool	1/8/2025	3.767	3,270,993.43	3,270,993.43	3,270,993.43	3,270,993.43	N/A	1		1.77
CLASS LGIP	CLASS-GENOP	Local Government Investment Pool	5/11/2023	3.767	4,575.98	4,575.98	4,575.98	4,575.98	N/A	1		0.00
LOGIC LGIP	LOGIC	Local Government Investment Pool	5/28/2022	3.753	2,691.95	2,691.95	2,691.95	2,691.95	N/A	1		0.00
Nations Funds MM	MF0008	Money Market	10/25/1999	3.525	4,964,468.09	4,964,468.09	4,964,468.09	4,964,468.09	N/A	1		2.68
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/2/2012	3.622	197.03	197.03	197.03	197.03	N/A	1		0.00
Sub Total / Average 1001 - General Fund				3.621	8,242,926.48	8,242,926.48	8,242,926.48	8,242,926.48		1	0.00	4.45
2003 - Tree Mitigation												
Nations Funds MM	MF0008	Money Market	10/25/1999	3.525	31,677.73	31,677.73	31,677.73	31,677.73	N/A	1		0.02
Sub Total / Average 2003 - Tree Mitigation				3.525	31,677.73	31,677.73	31,677.73	31,677.73		1	0.00	0.02
2006 - Hotel												
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/30/2014	3.622	702,643.46	702,643.46	702,643.46	702,643.46	N/A	1		0.38
Sub Total / Average 2006 - Hotel				3.622	702,643.46	702,643.46	702,643.46	702,643.46		1	0.00	0.38
2301 - Mansfield Parks 1/2 Sales Tax												
CLASS LGIP	CLASS-GENOP	Local Government Investment Pool	5/11/2023	3.767	1,163,165.96	1,163,165.96	1,163,165.96	1,163,165.96	N/A	1		0.63
Nations Funds MM	MF0008	Money Market	10/25/1999	3.525	573,300.92	573,300.92	573,300.92	573,300.92	N/A	1		0.31
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/2/2012	3.622	2,942,051.13	2,942,051.13	2,942,051.13	2,942,051.13	N/A	1		1.59
Sub Total / Average 2301 - Mansfield Parks 1/2 Sales Tax				3.646	4,678,518.01	4,678,518.01	4,678,518.01	4,678,518.01		1	0.00	2.53
2302 - Mansfield Parks Land Dedication												
CLASS LGIP	CLASS-GENOP	Local Government Investment Pool	5/11/2023	3.767	2,326,331.94	2,326,331.94	2,326,331.94	2,326,331.94	N/A	1		1.26
Nations Funds MM	MF0008	Money Market	10/25/1999	3.525	722,620.97	722,620.97	722,620.97	722,620.97	N/A	1		0.39

Description	CUSIP/Ticker	Security Type	Settlement Date	YTM @ Cost	Face Amount/Shares	Cost Value	Book Value	Market Value	Maturity Date	Days To Maturity	Accrued Interest	% of Portfolio
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/2/2012	3.622	1,281,239.28	1,281,239.28	1,281,239.28	1,281,239.28	N/A	1		0.69
Sub Total / Average				3.683	4,330,192.19	4,330,192.19	4,330,192.19	4,330,192.19		1	0.00	2.34
2302 - Mansfield Parks Land Dedication												
3001 - Equipment Replacement												
CLASS LGIP	CLASS-CO2025	Local Government Investment Pool	1/8/2025	3.767	2,401,755.22	2,401,755.22	2,401,755.22	2,401,755.22	N/A	1		1.30
Sub Total / Average				3.767	2,401,755.22	2,401,755.22	2,401,755.22	2,401,755.22		1	0.00	1.30
3001 - Equipment Replacement												
3201 - Street Construction												
CLASS LGIP	CLASS-GENOP	Local Government Investment Pool	5/11/2023	3.767	2,326,331.94	2,326,331.94	2,326,331.94	2,326,331.94	N/A	1		1.26
Nations Funds MM	MF0008	Money Market	10/25/1999	3.525	4,003,640.52	4,003,640.52	4,003,640.52	4,003,640.52	N/A	1		2.16
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/2/2012	3.622	2,356,842.30	2,356,842.30	2,356,842.30	2,356,842.30	N/A	1		1.27
Sub Total / Average				3.616	8,686,814.76	8,686,814.76	8,686,814.76	8,686,814.76		1	0.00	4.69
3201 - Street Construction												
3202 - Streets Construction												
CLASS LGIP	CLASS-CO2025	Local Government Investment Pool	1/8/2025	3.767	3,515,627.14	3,515,627.14	3,515,627.14	3,515,627.14	N/A	1		1.90
LOGIC LGIP	LOGIC-CO2024	Local Government Investment Pool	1/10/2024	3.753	0.03	0.03	0.03	0.03	N/A	1		0.00
Sub Total / Average				3.767	3,515,627.17	3,515,627.17	3,515,627.17	3,515,627.17		1	0.00	1.90
3202 - Streets Construction												
3218 Issue 2022A - Streets												
LOGIC LGIP	LOGIC-CO2022A	Local Government Investment Pool	12/15/2022	3.753	12,358,283.10	12,358,283.10	12,358,283.10	12,358,283.10	N/A	1		6.67
Sub Total / Average				3.753	12,358,283.10	12,358,283.10	12,358,283.10	12,358,283.10		1	0.00	6.67
3218 Issue 2022A - Streets												
3301 - Public Art												
CLASS LGIP	CLASS-CO2025	Local Government Investment Pool	1/8/2025	3.767	1,532,071.00	1,532,071.00	1,532,071.00	1,532,071.00	N/A	1		0.83
LOGIC LGIP	LOGIC-CO2024	Local Government Investment Pool	9/1/2024	3.753	371,976.38	371,976.38	371,976.38	371,976.38	N/A	1		0.20
Sub Total / Average				3.764	1,904,047.38	1,904,047.38	1,904,047.38	1,904,047.38		1	0.00	1.03
3301 - Public Art												
3401 - Building Construction												
CLASS LGIP	CLASS-CO2025	Local Government	1/8/2025	3.767	68,437,544.47	68,437,544.47	68,437,544.47	68,437,544.47	N/A	1		36.95

Description	CUSIP/Ticker	Security Type	Settlement Date	YTM @ Cost	Face Amount/Shares	Cost Value	Book Value	Market Value	Maturity Date	Days To Maturity	Accrued Interest	% of Portfolio
		Investment Pool										
Sub Total / Average				3.767	68,437,544.47	68,437,544.47	68,437,544.47	68,437,544.47		1	0.00	36.95
3401 - Building Construction												
3412 - ACO/Service Center												
LOGIC LGIP	LOGIC-CO2024	Local Government Investment Pool	1/10/2024	3.753	3,140,467.04	3,140,467.04	3,140,467.04	3,140,467.04	N/A	1		1.70
Sub Total / Average				3.753	3,140,467.04	3,140,467.04	3,140,467.04	3,140,467.04		1	0.00	1.70
3412 - ACO/Service Center												
3608 - LINEAR PARK TRAIL												
CLASS LGIP	CLASS-GENOP	Local Government Investment Pool	5/11/2023	3.767	2,326,331.94	2,326,331.94	2,326,331.94	2,326,331.94	N/A	1		1.26
CLASS LGIP	CLASS-GO2025	Local Government Investment Pool	1/8/2025	3.767	2,791,210.08	2,791,210.08	2,791,210.08	2,791,210.08	N/A	1		1.51
Sub Total / Average				3.767	5,117,542.02	5,117,542.02	5,117,542.02	5,117,542.02		1	0.00	2.76
3608 - LINEAR PARK TRAIL												
3901 - TIF												
CLASS LGIP	CLASS-CO2025	Local Government Investment Pool	1/8/2025	3.767	29,038.20	29,038.20	29,038.20	29,038.20	N/A	1		0.02
LOGIC LGIP	LOGIC	Local Government Investment Pool	5/28/2022	3.753	965,637.33	965,637.33	965,637.33	965,637.33	N/A	1		0.52
LOGIC LGIP	LOGIC-CO2024	Local Government Investment Pool	1/10/2024	3.753	-167,817.64	-167,817.64	-167,817.64	-167,817.64	N/A	1		-0.09
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/2/2012	3.622	2,132.85	2,132.85	2,132.85	2,132.85	N/A	1		0.00
Sub Total / Average				3.753	828,990.74	828,990.74	828,990.74	828,990.74		1	0.00	0.45
3901 - TIF												
4001 - Debt Services												
Nations Funds MM	MF0008	Money Market	10/25/1999	3.525	530,623.28	530,623.28	530,623.28	530,623.28	N/A	1		0.29
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/2/2012	3.622	64,873.13	64,873.13	64,873.13	64,873.13	N/A	1		0.04
Sub Total / Average				3.536	595,496.41	595,496.41	595,496.41	595,496.41		1	0.00	0.32
4001 - Debt Services												
4501 - Economic Development												
CLASS LGIP	CLASS-GENOP	Local Government Investment Pool	5/11/2023	3.767	6,978,995.96	6,978,995.96	6,978,995.96	6,978,995.96	N/A	1		3.77
LOGIC LGIP	LOGIC	Local Government Investment Pool	5/28/2022	3.753	4,811,625.18	4,811,625.18	4,811,625.18	4,811,625.18	N/A	1		2.60
Nations Funds MM	MF0008	Money Market	10/25/1999	3.525	181,249.23	181,249.23	181,249.23	181,249.23	N/A	1		0.10
TexStar LGIP	TEXSTAR	Local Government	11/2/2012	3.622	1,003,508.73	1,003,508.73	1,003,508.73	1,003,508.73	N/A	1		0.54

Description	CUSIP/Ticker	Security Type	Settlement Date	YTM @ Cost	Face Amount/Shares	Cost Value	Book Value	Market Value	Maturity Date	Days To Maturity	Accrued Interest	% of Portfolio
		Investment Pool										
Sub Total / Average				3.747	12,975,379.10	12,975,379.10	12,975,379.10	12,975,379.10		1	0.00	7.00
4501 - Economic Development												
4502 - MEDC I&S Fund												
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/2/2012	3.622	278,971.66	278,971.66	278,971.66	278,971.66	N/A	1		0.15
Sub Total / Average				3.622	278,971.66	278,971.66	278,971.66	278,971.66		1	0.00	0.15
4502 - MEDC I&S Fund												
4507 - MEDC Construction Fund												
TEXSTAR LGIP	TEXSTAR-EDC25TE	Local Government Investment Pool	1/8/2025	3.622	3,886,202.08	3,886,202.08	3,886,202.08	3,886,202.08	N/A	1		2.10
TEXSTAR LGIP	TEXSTAR-EDC25TA	Local Government Investment Pool	1/8/2025	3.622	278,989.99	278,989.99	278,989.99	278,989.99	N/A	1		0.15
Sub Total / Average				3.622	4,165,192.07	4,165,192.07	4,165,192.07	4,165,192.07		1	0.00	2.25
4507 - MEDC Construction Fund												
5101 - Drainage Utility Fund												
CLASS LGIP	CLASS-GENOP	Local Government Investment Pool	5/11/2023	3.767	2,326,331.94	2,326,331.94	2,326,331.94	2,326,331.94	N/A	1		1.26
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/2/2012	3.622	1,201,185.18	1,201,185.18	1,201,185.18	1,201,185.18	N/A	1		0.65
Sub Total / Average				3.717	3,527,517.12	3,527,517.12	3,527,517.12	3,527,517.12		1	0.00	1.90
5101 - Drainage Utility Fund												
5201 - Water & Sewer												
CLASS LGIP	CLASS-GENOP	Local Government Investment Pool	5/11/2023	3.767	2,940,200.32	2,940,200.32	2,940,200.32	2,940,200.32	N/A	1		1.59
LOGIC LGIP	LOGIC	Local Government Investment Pool	5/28/2022	3.753	6,014,531.38	6,014,531.38	6,014,531.38	6,014,531.38	N/A	1		3.25
Nations Funds MM	MF0008	Money Market	10/25/1999	3.525	5,156.18	5,156.18	5,156.18	5,156.18	N/A	1		0.00
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/2/2012	3.622	4,083.08	4,083.08	4,083.08	4,083.08	N/A	1		0.00
Sub Total / Average				3.757	8,963,970.96	8,963,970.96	8,963,970.96	8,963,970.96		1	0.00	4.84
5201 - Water & Sewer												
5211 - Revenue Bond Reserve												
Nations Funds MM	MF0008	Money Market	4/11/2012	3.525	3,583,624.78	3,583,624.78	3,583,624.78	3,583,624.78	N/A	1		1.93
Sub Total / Average				3.525	3,583,624.78	3,583,624.78	3,583,624.78	3,583,624.78		1	0.00	1.93
5211 - Revenue Bond Reserve												
5224 - Utility WTP												
LOGIC LGIP	LOGIC-WS2024	Local Government	1/10/2024	3.753	26,766,798.58	26,766,798.58	26,766,798.58	26,766,798.58	N/A	1		14.45

Description	CUSIP/Ticker	Security Type	Settlement Date	YTM @ Cost	Face Amount/Shares	Cost Value	Book Value	Market Value	Maturity Date	Days To Maturity	Accrued Interest	% of Portfolio
		Investment Pool										
Sub Total / Average 5224 - Utility WTP				3.753	26,766,798.58	26,766,798.58	26,766,798.58	26,766,798.58		1	0.00	14.45
Total / Average				3.733	185,233,980.45	185,233,980.45	185,233,980.45	185,233,980.45		1	0.00	100

City of Mansfield
Portfolio Holdings
Tracker Portfolio Set Up - by Issuer
Report Format: By Transaction
Group By: Issuer
Average By: Face Amount / Shares
Portfolio / Report Group: All Portfolios
As of 6/30/2026

Description	CUSIP/Ticker	Settlement Date	YTM @ Cost	Face Amount/Shares	Cost Value	Book Value	Market Value	Maturity Date	Days To Maturity	Accrued Interest	% of Portfolio	Portfolio Name
CLASS												
CLASS LGIP	CLASS-CO2025	1/8/2025	3.767	1,532,071.00	1,532,071.00	1,532,071.00	1,532,071.00	N/A	1		0.83	3301 - Public Art
CLASS LGIP	CLASS-CO2025	1/8/2025	3.767	68,437,544.47	68,437,544.47	68,437,544.47	68,437,544.47	N/A	1		36.95	3401 - Building Construction
CLASS LGIP	CLASS-CO2025	1/8/2025	3.767	3,270,993.43	3,270,993.43	3,270,993.43	3,270,993.43	N/A	1		1.77	1001 - General Fund
CLASS LGIP	CLASS-CO2025	1/8/2025	3.767	2,401,755.22	2,401,755.22	2,401,755.22	2,401,755.22	N/A	1		1.30	3001 - Equipment Replacement
CLASS LGIP	CLASS-CO2025	1/8/2025	3.767	29,038.20	29,038.20	29,038.20	29,038.20	N/A	1		0.02	3901 - TIF
CLASS LGIP	CLASS-CO2025	1/8/2025	3.767	3,515,627.14	3,515,627.14	3,515,627.14	3,515,627.14	N/A	1		1.90	3202 - Streets Construction
CLASS LGIP	CLASS-GENOP	5/11/2023	3.767	2,940,200.32	2,940,200.32	2,940,200.32	2,940,200.32	N/A	1		1.59	5201 - Water & Sewer
CLASS LGIP	CLASS-GENOP	5/11/2023	3.767	6,978,995.96	6,978,995.96	6,978,995.96	6,978,995.96	N/A	1		3.77	4501 - Economic Development
CLASS LGIP	CLASS-GENOP	5/11/2023	3.767	2,326,331.94	2,326,331.94	2,326,331.94	2,326,331.94	N/A	1		1.26	3201 - Street Construction
CLASS LGIP	CLASS-GENOP	5/11/2023	3.767	4,575.98	4,575.98	4,575.98	4,575.98	N/A	1		0.00	1001 - General Fund
CLASS LGIP	CLASS-GENOP	5/11/2023	3.767	2,326,331.94	2,326,331.94	2,326,331.94	2,326,331.94	N/A	1		1.26	2302 - Mansfield Parks Land Dedication
CLASS LGIP	CLASS-GENOP	5/11/2023	3.767	2,326,331.94	2,326,331.94	2,326,331.94	2,326,331.94	N/A	1		1.26	3608 - LINEAR PARK TRAIL
CLASS LGIP	CLASS-GENOP	5/11/2023	3.767	2,326,331.94	2,326,331.94	2,326,331.94	2,326,331.94	N/A	1		1.26	5101 - Drainage Utility Fund
CLASS LGIP	CLASS-GENOP	5/11/2023	3.767	1,163,165.96	1,163,165.96	1,163,165.96	1,163,165.96	N/A	1		0.63	2301 - Mansfield Parks 1/2 Sales Tax
CLASS LGIP	CLASS-GO2025	1/8/2025	3.767	2,791,210.08	2,791,210.08	2,791,210.08	2,791,210.08	N/A	1		1.51	3608 - LINEAR PARK TRAIL
Sub Total / Average CLASS			3.767	102,370,505.52	102,370,505.52	102,370,505.52	102,370,505.52		1	0.00	55.27	
LOGIC												
LOGIC LGIP	LOGIC	5/28/2022	3.753	6,014,531.38	6,014,531.38	6,014,531.38	6,014,531.38	N/A	1		3.25	5201 - Water & Sewer
LOGIC LGIP	LOGIC	5/28/2022	3.753	2,691.95	2,691.95	2,691.95	2,691.95	N/A	1		0.00	1001 - General Fund
LOGIC LGIP	LOGIC	5/28/2022	3.753	4,811,625.18	4,811,625.18	4,811,625.18	4,811,625.18	N/A	1		2.60	4501 - Economic Development
LOGIC LGIP	LOGIC	5/28/2022	3.753	965,637.33	965,637.33	965,637.33	965,637.33	N/A	1		0.52	3901 - TIF
LOGIC LGIP	LOGIC-CO2024	1/10/2024	3.753	3,140,467.04	3,140,467.04	3,140,467.04	3,140,467.04	N/A	1		1.70	3412 - ACO/Service Center
LOGIC LGIP	LOGIC-CO2024	1/10/2024	3.753	0.03	0.03	0.03	0.03	N/A	1		0.00	3202 - Streets Construction

Description	CUSIP/Ticker	Settlement Date	YTM @ Cost	Face Amount/Shares	Cost Value	Book Value	Market Value	Maturity Date	Days To Maturity	Accrued Interest	% of Portfolio	Portfolio Name
LOGIC LGIP	LOGIC-CO2024	1/10/2024	3.753	-167,817.64	-167,817.64	-167,817.64	-167,817.64	N/A	1		-0.09	3901 - TIF
LOGIC LGIP	LOGIC-CO2024	9/1/2024	3.753	371,976.38	371,976.38	371,976.38	371,976.38	N/A	1		0.20	3301 - Public Art
LOGIC LGIP	LOGIC-WS2024	1/10/2024	3.753	26,766,798.58	26,766,798.58	26,766,798.58	26,766,798.58	N/A	1		14.45	5224 - Utility WTP
LOGIC LGIP	LOGIC-CO2022A	12/15/2022	3.753	12,358,283.10	12,358,283.10	12,358,283.10	12,358,283.10	N/A	1		6.67	3218 Issue 2022A - Streets
Sub Total / Average LOGIC			3.753	54,264,193.33	54,264,193.33	54,264,193.33	54,264,193.33		1	0.00	29.29	
Nations Funds												
Nations Funds MM	MF0008	10/25/1999	3.525	5,156.18	5,156.18	5,156.18	5,156.18	N/A	1		0.00	5201 - Water & Sewer
Nations Funds MM	MF0008	10/25/1999	3.525	4,003,640.52	4,003,640.52	4,003,640.52	4,003,640.52	N/A	1		2.16	3201 - Street Construction
Nations Funds MM	MF0008	10/25/1999	3.525	4,964,468.09	4,964,468.09	4,964,468.09	4,964,468.09	N/A	1		2.68	1001 - General Fund
Nations Funds MM	MF0008	10/25/1999	3.525	181,249.23	181,249.23	181,249.23	181,249.23	N/A	1		0.10	4501 - Economic Development
Nations Funds MM	MF0008	10/25/1999	3.525	31,677.73	31,677.73	31,677.73	31,677.73	N/A	1		0.02	2003 - Tree Mitigation
Nations Funds MM	MF0008	10/25/1999	3.525	573,300.92	573,300.92	573,300.92	573,300.92	N/A	1		0.31	2301 - Mansfield Parks 1/2 Sales Tax
Nations Funds MM	MF0008	10/25/1999	3.525	530,623.28	530,623.28	530,623.28	530,623.28	N/A	1		0.29	4001 - Debt Services
Nations Funds MM	MF0008	10/25/1999	3.525	722,620.97	722,620.97	722,620.97	722,620.97	N/A	1		0.39	2302 - Mansfield Parks Land Dedication
Nations Funds MM	MF0008	4/11/2012	3.525	3,583,624.78	3,583,624.78	3,583,624.78	3,583,624.78	N/A	1		1.93	5211 - Revenue Bond Reserve
Sub Total / Average Nations Funds			3.525	14,596,361.70	14,596,361.70	14,596,361.70	14,596,361.70		1	0.00	7.88	
TEXSTAR												
TEXSTAR LGIP	TEXSTAR-EDC25TE	1/8/2025	3.622	3,886,202.08	3,886,202.08	3,886,202.08	3,886,202.08	N/A	1		2.10	4507 - MEDC Construction Fund
TEXSTAR LGIP	TEXSTAR-EDC25TA	1/8/2025	3.622	278,989.99	278,989.99	278,989.99	278,989.99	N/A	1		0.15	4507 - MEDC Construction Fund
TexStar LGIP	TEXSTAR	11/2/2012	3.622	278,971.66	278,971.66	278,971.66	278,971.66	N/A	1		0.15	4502 - MEDC I&S Fund
TexStar LGIP	TEXSTAR	11/2/2012	3.622	4,083.08	4,083.08	4,083.08	4,083.08	N/A	1		0.00	5201 - Water & Sewer
TexStar LGIP	TEXSTAR	11/2/2012	3.622	2,356,842.30	2,356,842.30	2,356,842.30	2,356,842.30	N/A	1		1.27	3201 - Street Construction
TexStar LGIP	TEXSTAR	11/2/2012	3.622	1,003,508.73	1,003,508.73	1,003,508.73	1,003,508.73	N/A	1		0.54	4501 - Economic Development
TexStar LGIP	TEXSTAR	11/2/2012	3.622	197.03	197.03	197.03	197.03	N/A	1		0.00	1001 - General Fund
TexStar LGIP	TEXSTAR	11/2/2012	3.622	2,942,051.13	2,942,051.13	2,942,051.13	2,942,051.13	N/A	1		1.59	2301 - Mansfield Parks 1/2 Sales Tax
TexStar LGIP	TEXSTAR	11/2/2012	3.622	1,281,239.28	1,281,239.28	1,281,239.28	1,281,239.28	N/A	1		0.69	2302 - Mansfield Parks Land Dedication
TexStar LGIP	TEXSTAR	11/2/2012	3.622	64,873.13	64,873.13	64,873.13	64,873.13	N/A	1		0.04	4001 - Debt Services

Description	CUSIP/Ticker	Settlement Date	YTM @ Cost	Face Amount/Shares	Cost Value	Book Value	Market Value	Maturity Date	Days To Maturity	Accrued Interest	% of Portfolio	Portfolio Name
TexStar LGIP	TEXSTAR	11/2/2012	3.622	1,201,185.18	1,201,185.18	1,201,185.18	1,201,185.18	N/A	1		0.65	5101 - Drainage Utility Fund
TexStar LGIP	TEXSTAR	11/2/2012	3.622	2,132.85	2,132.85	2,132.85	2,132.85	N/A	1		0.00	3901 - TIF
TexStar LGIP	TEXSTAR	11/30/2014	3.622	702,643.46	702,643.46	702,643.46	702,643.46	N/A	1		0.38	2006 - Hotel
TEXSTAR LGIP	TEXSTAR-EDC25TE	1/8/2025	3.622	3,886,202.08	3,886,202.08	3,886,202.08	3,886,202.08	N/A	1		2.10	4507 - MEDC Construction Fund
TEXSTAR LGIP	TEXSTAR-EDC25TA	1/8/2025	3.622	278,989.99	278,989.99	278,989.99	278,989.99	N/A	1		0.15	4507 - MEDC Construction Fund
TexStar LGIP	TEXSTAR	11/2/2012	3.622	278,971.66	278,971.66	278,971.66	278,971.66	N/A	1		0.15	4502 - MEDC I&S Fund
TexStar LGIP	TEXSTAR	11/2/2012	3.622	4,083.08	4,083.08	4,083.08	4,083.08	N/A	1		0.00	5201 - Water & Sewer
TexStar LGIP	TEXSTAR	11/2/2012	3.622	2,356,842.30	2,356,842.30	2,356,842.30	2,356,842.30	N/A	1		1.27	3201 - Street Construction
TexStar LGIP	TEXSTAR	11/2/2012	3.622	1,003,508.73	1,003,508.73	1,003,508.73	1,003,508.73	N/A	1		0.54	4501 - Economic Development
TexStar LGIP	TEXSTAR	11/2/2012	3.622	197.03	197.03	197.03	197.03	N/A	1		0.00	1001 - General Fund
TexStar LGIP	TEXSTAR	11/2/2012	3.622	2,942,051.13	2,942,051.13	2,942,051.13	2,942,051.13	N/A	1		1.59	2301 - Mansfield Parks 1/2 Sales Tax
TexStar LGIP	TEXSTAR	11/2/2012	3.622	1,281,239.28	1,281,239.28	1,281,239.28	1,281,239.28	N/A	1		0.69	2302 - Mansfield Parks Land Dedication
TexStar LGIP	TEXSTAR	11/2/2012	3.622	64,873.13	64,873.13	64,873.13	64,873.13	N/A	1		0.04	4001 - Debt Services
TexStar LGIP	TEXSTAR	11/2/2012	3.622	1,201,185.18	1,201,185.18	1,201,185.18	1,201,185.18	N/A	1		0.65	5101 - Drainage Utility Fund
TexStar LGIP	TEXSTAR	11/2/2012	3.622	2,132.85	2,132.85	2,132.85	2,132.85	N/A	1		0.00	3901 - TIF
TexStar LGIP	TEXSTAR	11/30/2014	3.622	702,643.46	702,643.46	702,643.46	702,643.46	N/A	1		0.38	2006 - Hotel
Sub Total / Average TEXSTAR			3.622	14,002,919.90	14,002,919.90	14,002,919.90	14,002,919.90		1	0.00	7.56	

TexStar

TEXSTAR LGIP	TEXSTAR-EDC25TE	1/8/2025	3.622	3,886,202.08	3,886,202.08	3,886,202.08	3,886,202.08	N/A	1		2.10	4507 - MEDC Construction Fund
TEXSTAR LGIP	TEXSTAR-EDC25TA	1/8/2025	3.622	278,989.99	278,989.99	278,989.99	278,989.99	N/A	1		0.15	4507 - MEDC Construction Fund
TexStar LGIP	TEXSTAR	11/2/2012	3.622	278,971.66	278,971.66	278,971.66	278,971.66	N/A	1		0.15	4502 - MEDC I&S Fund
TexStar LGIP	TEXSTAR	11/2/2012	3.622	4,083.08	4,083.08	4,083.08	4,083.08	N/A	1		0.00	5201 - Water & Sewer
TexStar LGIP	TEXSTAR	11/2/2012	3.622	2,356,842.30	2,356,842.30	2,356,842.30	2,356,842.30	N/A	1		1.27	3201 - Street Construction
TexStar LGIP	TEXSTAR	11/2/2012	3.622	1,003,508.73	1,003,508.73	1,003,508.73	1,003,508.73	N/A	1		0.54	4501 - Economic Development
TexStar LGIP	TEXSTAR	11/2/2012	3.622	197.03	197.03	197.03	197.03	N/A	1		0.00	1001 - General Fund
TexStar LGIP	TEXSTAR	11/2/2012	3.622	2,942,051.13	2,942,051.13	2,942,051.13	2,942,051.13	N/A	1		1.59	2301 - Mansfield Parks 1/2 Sales Tax
TexStar LGIP	TEXSTAR	11/2/2012	3.622	1,281,239.28	1,281,239.28	1,281,239.28	1,281,239.28	N/A	1		0.69	2302 - Mansfield

Description	CUSIP/Ticker	Settlement Date	YTM @ Cost	Face Amount/Shares	Cost Value	Book Value	Market Value	Maturity Date	Days To Maturity	Accrued Interest	% of Portfolio	Portfolio Name
												Parks Land Dedication
TexStar LGIP	TEXSTAR	11/2/2012	3.622	64,873.13	64,873.13	64,873.13	64,873.13	N/A	1		0.04	4001 - Debt Services
TexStar LGIP	TEXSTAR	11/2/2012	3.622	1,201,185.18	1,201,185.18	1,201,185.18	1,201,185.18	N/A	1		0.65	5101 - Drainage Utility Fund
TexStar LGIP	TEXSTAR	11/2/2012	3.622	2,132.85	2,132.85	2,132.85	2,132.85	N/A	1		0.00	3901 - TIF
TexStar LGIP	TEXSTAR	11/30/2014	3.622	702,643.46	702,643.46	702,643.46	702,643.46	N/A	1		0.38	2006 - Hotel
TEXSTAR LGIP	TEXSTAR-EDC25TE	1/8/2025	3.622	3,886,202.08	3,886,202.08	3,886,202.08	3,886,202.08	N/A	1		2.10	4507 - MEDC Construction Fund
TEXSTAR LGIP	TEXSTAR-EDC25TA	1/8/2025	3.622	278,989.99	278,989.99	278,989.99	278,989.99	N/A	1		0.15	4507 - MEDC Construction Fund
TexStar LGIP	TEXSTAR	11/2/2012	3.622	278,971.66	278,971.66	278,971.66	278,971.66	N/A	1		0.15	4502 - MEDC I&S Fund
TexStar LGIP	TEXSTAR	11/2/2012	3.622	4,083.08	4,083.08	4,083.08	4,083.08	N/A	1		0.00	5201 - Water & Sewer
TexStar LGIP	TEXSTAR	11/2/2012	3.622	2,356,842.30	2,356,842.30	2,356,842.30	2,356,842.30	N/A	1		1.27	3201 - Street Construction
TexStar LGIP	TEXSTAR	11/2/2012	3.622	1,003,508.73	1,003,508.73	1,003,508.73	1,003,508.73	N/A	1		0.54	4501 - Economic Development
TexStar LGIP	TEXSTAR	11/2/2012	3.622	197.03	197.03	197.03	197.03	N/A	1		0.00	1001 - General Fund
TexStar LGIP	TEXSTAR	11/2/2012	3.622	2,942,051.13	2,942,051.13	2,942,051.13	2,942,051.13	N/A	1		1.59	2301 - Mansfield Parks 1/2 Sales Tax
TexStar LGIP	TEXSTAR	11/2/2012	3.622	1,281,239.28	1,281,239.28	1,281,239.28	1,281,239.28	N/A	1		0.69	2302 - Mansfield Parks Land Dedication
TexStar LGIP	TEXSTAR	11/2/2012	3.622	64,873.13	64,873.13	64,873.13	64,873.13	N/A	1		0.04	4001 - Debt Services
TexStar LGIP	TEXSTAR	11/2/2012	3.622	1,201,185.18	1,201,185.18	1,201,185.18	1,201,185.18	N/A	1		0.65	5101 - Drainage Utility Fund
TexStar LGIP	TEXSTAR	11/2/2012	3.622	2,132.85	2,132.85	2,132.85	2,132.85	N/A	1		0.00	3901 - TIF
TexStar LGIP	TEXSTAR	11/30/2014	3.622	702,643.46	702,643.46	702,643.46	702,643.46	N/A	1		0.38	2006 - Hotel
Sub Total / Average TexStar			3.622	14,002,919.90	14,002,919.90	14,002,919.90	14,002,919.90		1	0.00	7.56	
Total / Average			3.733	185,233,980.45	185,233,980.45	185,233,980.45	185,233,980.45		1	0.00	100	

**CITY OF MANSFIELD, TEXAS
SALES TAX REPORT**

FISCAL YEAR 2026

CITYWIDE SALES TAX (\$0.02)

Collections by Calendar Month	Actual Prior Year	Actual Current Year	Dollar Variance	Percentage Variance
October (PY)	\$ 3,332,637	\$ 3,373,427	\$ 40,790	1.22%
November (PY)	\$ 3,750,971	\$ 3,986,637	\$ 235,666	6.28%
December (PY)	\$ 3,329,564	\$ 3,592,943	\$ 263,379	7.91%
January	\$ 3,403,452	\$ 3,386,035	\$ (17,417)	-0.51%
February	\$ 4,948,962	\$ 4,908,132	\$ (40,830)	-0.83%
March	\$ 3,036,058	\$ 3,232,622	\$ 196,564	6.47%
April	\$ 2,769,420	\$ 3,180,744	\$ 411,324	14.85%
May	\$ 4,114,930	\$ 4,554,786	\$ 439,856	10.69%
June	\$ 3,355,861	\$ 3,657,539	\$ 301,679	8.99%
July	\$ 3,506,277			
August	\$ 4,107,825			
September	\$ 3,638,055			
Total	\$ 43,294,012	\$ 33,872,866	\$ 1,831,011	4.23%

**CITY OF MANSFIELD, TEXAS
SALES TAX REPORT**

FISCAL YEAR 2026

GENERAL FUND (\$0.01)

Collections by Calendar Month	Actual Prior Year	Actual Current Year	Dollar Variance	Percentage Variance
October (PY)	\$ 1,666,319	\$ 1,686,713	\$ 20,395	1.22%
November (PY)	\$ 1,875,486	\$ 1,993,319	\$ 117,833	6.28%
December (PY)	\$ 1,664,782	\$ 1,796,471	\$ 131,689	7.91%
January	\$ 1,701,726	\$ 1,693,018	\$ (8,708)	-0.51%
February	\$ 2,474,481	\$ 2,454,066	\$ (20,415)	-0.83%
March	\$ 1,518,029	\$ 1,616,311	\$ 98,282	6.47%
April	\$ 1,384,710	\$ 1,590,372	\$ 205,662	14.85%
May	\$ 2,057,465	\$ 2,277,393	\$ 219,928	10.69%
June	\$ 1,677,930	\$ 1,828,770	\$ 150,839	8.99%
July	\$ 1,753,138			
August	\$ 2,053,912			
September	\$ 1,819,027			
Total	\$ 21,647,006	\$ 16,936,433	\$ 915,505	4.23%

**CITY OF MANSFIELD, TEXAS
SALES TAX REPORT**

FISCAL YEAR 2026

MANSFIELD ECONOMIC DEVELOPMENT CORPORATION FUND (\$0.005)

Collections by Calendar Month	Actual Prior Year	Actual Current Year	Dollar Variance	Percentage Variance
October (PY)	\$ 833,159	\$ 843,357	\$ 10,197	1.22%
November (PY)	\$ 937,743	\$ 996,659	\$ 58,917	6.28%
December (PY)	\$ 832,391	\$ 898,236	\$ 65,845	7.91%
January	\$ 850,863	\$ 846,509	\$ (4,354)	-0.51%
February	\$ 1,237,241	\$ 1,227,033	\$ (10,207)	-0.83%
March	\$ 759,015	\$ 808,156	\$ 49,141	6.47%
April	\$ 692,355	\$ 795,186	\$ 102,831	14.85%
May	\$ 1,028,733	\$ 1,138,696	\$ 109,964	10.69%
June	\$ 838,965	\$ 914,385	\$ 75,420	8.99%
July	\$ 876,569			
August	\$ 1,026,956			
September	\$ 909,514			
Total	\$ 10,823,503	\$ 8,468,216	\$ 457,753	4.23%

CITY OF MANSFIELD, TEXAS
SALES TAX REPORT

FISCAL YEAR 2026

MANSFIELD PARK FACILITIES DEVELOPMENT CORPORATION FUND (\$0.005)

Collections by Calendar Month	Actual Prior Year	Actual Current Year	Dollar Variance	Percentage Variance
October (PY)	\$ 833,159	\$ 843,357	\$ 10,197	1.22%
November (PY)	\$ 937,743	\$ 996,659	\$ 58,917	6.28%
December (PY)	\$ 832,391	\$ 898,236	\$ 65,845	7.91%
January	\$ 850,863	\$ 846,509	\$ (4,354)	-0.51%
February	\$ 1,237,241	\$ 1,227,033	\$ (10,207)	-0.83%
March	\$ 759,015	\$ 808,156	\$ 49,141	6.47%
April	\$ 692,355	\$ 795,186	\$ 102,831	14.85%
May	\$ 1,028,733	\$ 1,138,696	\$ 109,964	10.69%
June	\$ 838,965	\$ 914,385	\$ 75,420	8.99%
July	\$ 876,569			
August	\$ 1,026,956			
September	\$ 909,514			
Total	\$ 10,823,503	\$ 8,468,216	\$ 457,753	4.23%



**City of Mansfield
Staff Report**

Item ID: 26-2562

Agenda Date: August 10, 2026

Title

26-2562: Minutes - Approval of the July 27, 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 July 27, 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
July 27, 2026 - 2:00 PM
Draft

1200 E. Broad St., Mansfield, TX 76063

1. CALL MEETING TO ORDER

Sub-Committee Member Bounds called the meeting to order at 2:00 p.m.

Present: Tamera Bounds, Juan Fresquez

Absent: Todd Tonore

Staff present: Joe Smolinski, City Manager; Troy Lestina, Deputy City Manager/Chief Financial Officer; Matt Jones, Assistant City Manager; Victor Flores, City Attorney; Raymond Coffman, Director of Engineering Services; Luke Goralski, Assistant Director of Engineering Services - Capital Projects; James Rogge, Assistant Director of Public Works - Streets/Traffic; Taylor Derden, Transportation and Mobility Engineer; Beth Trepanier, Planning and Development Administrative Services Lead; Casey Lewis, Executive Project Manager; 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, including but not limited to legal issues concerning any item listed on today's posted City Council agendas, and/or the subject matter listed below:
- 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

2027 Roadway Capital Plan Review

Raymond Coffman, Director of Engineering Services, presented the item. He spoke on and answered sub-committee questions on projects listed in the 5-Year Capital Improvement Plan - Street Construction Fund, including the Broad St./6th Ave. signal, Main St. and Broad St., Pond St. (Lake St. to E. Dallas St.), Regency Pkwy. hooded turns at the new City Hall, Griffin Ln. connection, Hastings Dr. (Hastings Ct. to Matlock Rd.), Holland Rd. (Stonebriar Tr. to Waterford Glen Dr.), Mathis Rd. to US 287, Country Club Dr. Active Transportation Safety Plan (ATSP) recommendations (turn lane extension), New Patterson Rd. ATSP recommendations, and ATSP-signalized intersection restriping. There was discussion regarding the scheduling and funding of projects, to which Raymond; Joe Smolinski, City Manager; Troy Lestina, Deputy City Manager/Chief Financial Officer; and Matt Jones, Assistant City Manager, made comments and answered Sub-Committee questions.

Planning Web Map Updates

Raymond spoke on the construction of the Planning Web Map as a potential resource to Council and the public. He touched on and answered Sub-Committee questions regarding Map layer options, including pavement management and park trails, and additional possible layers such as levels of service for main arterials and intersections, water and sewer, and traffic counts. Staff will work on further developing the Map and will bring it back for additional feedback.

Roadway Capital Plan Quarterly Project Updates

Raymond provided updates on the Roadway Capital Projects. He spoke and answered Sub-Committee questions on various projects including Vinewood Dr. design and right-of-way, Westhill Pkwy. design and right-of-way, Broad St. construction, downtown sidewalks construction, Heritage Pkwy. construction, Matlock Rd. extension and bridge funding, traffic impacts, Hillcrest St. construction award, and King's Way Dr. design.

6. ADJOURN

Sub-Committee Member Bounds adjourned the meeting at 2:54 p.m.

Todd Tonore, Chair

ATTEST:

_____ Susana Marin, City Secretary



**City of Mansfield
Staff Report**

Item ID: 26-2557

Agenda Date: August 10, 2026

Title

26-2557: Minutes - Approval of the July 27, 2026 Regular City Council Meeting Minutes

Description/History

The minutes of the July 27, 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
July 27, 2026 - 3:00 PM
Draft**

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

1. CALL MEETING TO ORDER

Mayor Evans called the meeting to order at 3:00 p.m.

Present: Michael Evans, Tamera Bounds, Juan Fresquez, Todd Simmons, Jim Vaszauskas

Absent: Todd Tonore, Brent Newsom

2. WORK SESSION

FY '26-'27 Budget Updates

Deputy City Manager/Chief Financial Officer Troy Lestina presented a balanced budget, but as the City had not yet received the final certified tax roll numbers from Johnson County, Troy explained that this would not be the final balanced budget. He reviewed important dates in the budget calendar and introduced the presentation on proposed fee schedules. Howard Redfearn, Assistant Director of Public Works - Environmental Services, spoke on proposed fee changes to Trash and Recycling fees and answered Council questions. Matt Young, Executive Director of Community Services, spoke on proposed fee changes to Parks and Recreation fees and answered Council questions. Yolanda Botello, Director of Library and Historical Services, spoke on proposed fee changes to Library fees. Adam Stark, Interim Executive Director of Public Works, spoke on proposed changes to Utility rates and the fee structure and answered questions. Next, Troy spoke on property and sales tax, discussed the preliminary balanced budget, and reviewed the major funds and 5-year capital improvement plans. Troy and Joe Smolinski, City Manager, answered Council questions and made comments throughout the work session.

Discussion Regarding the July 27, 2026 Consent Agenda Items

Raymond Coffman, Director of Engineering Services, presented and answered Council questions on agenda items 26-2484 and 26-2485. Matt Young presented agenda item 26-2487.

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 3:58 p.m. Mayor Evans called the executive session to order in the Council Conference Room at 4:07 p.m. Mayor Evans recessed the executive session at

6:19 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, including but not limited to legal issues concerning any item listed on today's posted City Council agendas, and/or the subject matter listed below:
 - i. Seek Advice of City Attorney Regarding Contract Negotiations Related to Health Insurance
 - ii. 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 #25-21
- C.** Personnel Matters Pursuant to Section 551.074
 - i. City Attorney Quarterly Review
- 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 #22-27
 - iii. Economic Development Project #23-04
 - iv. Economic Development Project #26-03
 - v. Economic Development Project #26-05

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 6:25 p.m.

5. INVOCATION

Jet Jones, Associate Pastor at St. John Lutheran Church, gave the Invocation.

6. PLEDGE OF ALLEGIANCE

Council Member Simmons led the Plede of Allegiance.

7. TEXAS PLEDGE

Council Member Bounds led the Texas Pledge.

8. 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, please complete a comment card located at the entrance of the Council Chambers. Please present the card to the Deputy City Secretary by 5:50 p.m., ten minutes before the start of the 6:00 p.m. regular business session.

Wayne Wilshire, 1101 Pinehurst Court - Mr. Wilshire spoke regarding the condition and ownership of properties in Mansfield.

9. COUNCIL COMMENTS

Council Member Vaszauskas thanked Troy and staff for their work in presenting a draft balanced budget to City Council amidst various challenges.

Council Member Simmons seconded the previous comment.

Mayor Evans provided an update on Council Member Newsom's health and recovery.

10. STAFF COMMENTS

A. City Manager or Authorized Representative

- i. Current/Future Agenda Items
- ii. City Manager Updates

Raymond Coffman provided an update on an upcoming public meeting/pre-construction open house primarily for business owners and operators along Broad St. who will be affected by the East Broad reconstruction project.

Tracy Aaron, Police Chief, spoke on the working relationship between the City and the Mansfield Independent School District (MISD), specifically surrounding City events using MISD property. Chief Aaron also addressed the value of Flock cameras to law enforcement and common misconceptions surrounding their use and gathered information.

- iii. Departmental Updates

Departmental Quarterly Report Q3

Presenters: Bernadette McCranie, Director of Communications and Outreach

Attachments:

- 1. Mansfield Quarterly Q3 2026

Staff were available for questions.

11. TAKE ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION

There was no action taken.

12. APPROVAL OF SUB-COMMITTEE MINUTES

26-2514: Minutes - Approval of the July 13, 2026 Tax Increment Reinvestment Zone #2 Board Meeting Minutes (vote will only be taken by members of the Board: Bounds (Chair), Newsom, Evans, and Simmons)

Presenters: Susana Marin, City Secretary

Attachments:

1. 7-13-26 Draft Minutes

A motion was made by Council Member Simmons to approve the minutes of the July 13, 2026 Tax Increment Reinvestment Zone #2 Board Meeting as presented. Seconded by Council Member Bounds. The motion PASSED by the following vote:

Aye: 3 Michael Evans, Tamera Bounds, Todd Simmons

Nay: 0 None

Abstain: 0 None

13. CONSENT AGENDA

26-2484: 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 Shield Engineering Group, PLLC, in an Amount Not to Exceed \$443,687.20 for the Design of the Reconstruction and Drainage Improvements of Kings Way Drive and Bishop Drive (Dallas St to Fort Worth St); 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. Exhibit A
3. Map

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 BETWEEN THE CITY OF MANSFIELD, TEXAS AND SHIELD ENGINEERING GROUP, PLLC, IN AN AMOUNT NOT TO EXCEED \$443,687.20 FOR THE DESIGN OF THE RECONSTRUCTION AND DRAINAGE IMPROVEMENTS OF KINGS WAY DRIVE AND BISHOP DRIVE (DALLAS ST TO FORT WORTH ST); 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: 5 Michael Evans, Tamera Bounds, Juan Fresquez, Todd Simmons, Jim

Vaszauskas
Nay: 0 None
Abstain: 0 None

Resolution Number: RE-4573-26

26-2485: Resolution – A Resolution of the City Council of the City of Mansfield, Texas, Awarding Contracts for the Construction of Hillcrest Street Reconstruction Including Potere Construction, LLC for Construction, Brittain and Crawford, LLC for Surveying, and Raba Kistner, Inc. for Material Testing and Authorizing Funding for an Amount Not to Exceed \$1,601,716.67; 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. Bid Tab
3. Recommendation Letter
4. Map

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, AWARDED CONTRACTS FOR THE CONSTRUCTION OF HILLCREST STREET RECONSTRUCTION INCLUDING POTERE CONSTRUCTION, LLC FOR CONSTRUCTION, BRITTAİN AND CRAWFORD, LLC FOR SURVEYING, AND RABA KISTNER, INC. FOR MATERIAL TESTING AND AUTHORIZING FUNDING FOR AN AMOUNT NOT TO EXCEED \$1,601,716.67; 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: 5 Michael Evans, Tamera Bounds, Juan Fresquez, Todd Simmons, Jim Vaszauskas
Nay: 0 None
Abstain: 0 None

Resolution Number: RE-4574-26

26-2487: Resolution - A Resolution of the City Council of the City of Mansfield, Texas Authorizing the Purchase of Property Located at 113 N. 4th Avenue, Mansfield, Texas, for the Walnut Creek Linear Park Trail System; 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 (GO Bonds)

Presenters: Matt Young, Executive Director of Community Services

Attachments:

1. Resolution
2. Purchase-Sale Agreement

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, AUTHORIZING THE PURCHASE OF PROPERTY AT 113 N. 4TH AVENUE, MANSFIELD, TEXAS, FOR THE WALNUT CREEK LINEAR PARK TRAIL SYSTEM; 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 (GO BONDS)

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

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

Aye: 5 Michael Evans, Tamera Bounds, Juan Fresquez, Todd Simmons, Jim Vaszauskas
Nay: 0 None
Abstain: 0 None

Resolution Number: RE-4575-26

26-2506: Minutes - Approval of the July 13, 2026 Regular City Council Meeting Minutes

Presenters: Susana Marin, City Secretary

Attachments:

1. 7-13-26 Draft Minutes

A motion was made by Council Member Bounds to approve the minutes of the July 13, 2026 Regular City Council Meeting as presented. Seconded by Council Member Fresquez. The motion PASSED by the following vote:

Aye: 5 Michael Evans, Tamera Bounds, Juan Fresquez, Todd Simmons, Jim Vaszauskas
Nay: 0 None
Abstain: 0 None

14. PUBLIC HEARING AND FIRST READING

26-2446: Ordinance - Public Hearing and First Reading on an Ordinance Approving Proposed Amendments of Chapter 155, "Zoning," of The Code Of Ordinances of the City of Mansfield, Texas, by Amending Section 155.012 to Establish Definitions Related to Commercial Drone Delivery; Amending Section 155.054(F), Table "F" and Table "O," to Allow Commercial Drone Delivery by Right or By Specific Use Permit in the C-1, C-2, C-3, I-1, I-2, and PD Districts; Amending Section 155.099 to Establish Special Conditions Governing Commercial Drone Delivery and Revise Special Conditions Governing Airports, Heliports, Helistops, And Vertiports (OA#26-002)

Presenters: Clayton Comstock, Executive Director of Planning and Development

Attachments:

1. Ordinance
2. Public Input

Clayton Comstock, Executive Director of Planning and Development, presented the item and

answered Council questions. Victor Flores, City Attorney, and Joe Smolinski made comments.

Mayor Evans opened the public hearing at 7:24 p.m. With no one wishing to speak, Mayor Evans continued the public hearing to second reading at 7:24 p.m.

A motion was made by Council Member Vaszauskas to approve the first reading of the following ordinance with the instructions that staff incorporate the comments made by Council at the second reading:

AN ORDINANCE OF THE CITY OF MANSFIELD, TEXAS AMENDING CHAPTER 155, "ZONING," OF THE CODE OF ORDINANCES OF THE CITY OF MANSFIELD, TEXAS, BY AMENDING SECTION 155.012 TO ESTABLISH DEFINITIONS RELATED TO COMMERCIAL DRONE DELIVERY; AMENDING SECTION 155.054(F), TABLE "F" AND TABLE "O," TO ALLOW COMMERCIAL DRONE DELIVERY BY RIGHT OR BY SPECIFIC USE PERMIT IN THE C-1, C-2, C-3, I-1, I-2, AND PD DISTRICTS; AMENDING SECTION 155.099 TO ESTABLISH SPECIAL CONDITIONS GOVERNING COMMERCIAL DRONE DELIVERY AND REVISE SPECIAL CONDITIONS GOVERNING AIRPORTS, HELIPORTS, HELISTOPS, AND VERTIPORTS; PROVIDING FOR THE REPEAL OF CONFLICTING ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY NOT TO EXCEED TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE

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

Aye: 5	Michael Evans, Tamera Bounds, Juan Fresquez, Todd Simmons, Jim Vaszauskas
Nay: 0	None
Abstain: 0	None

In accordance with Texas Government Code, Chapter 551, Mayor Evans recessed the meeting into executive session at 7:25 p.m. Mayor Evans called the executive session to order in the Council Conference Room at 7:25 p.m. Mayor Evans recessed the executive session at 7:49 p.m. and reconvened the meeting into regular business session at 7:50 p.m.

15. ADJOURN

A motion was made by Council Member Fresquez to adjourn the meeting at 7:51 p.m. Seconded by Council Member Bounds. The motion PASSED by the following vote:

Aye: 5	Michael Evans, Tamera Bounds, Juan Fresquez, Todd Simmons, Jim Vaszauskas
Nay: 0	None
Abstain: 0	None

Michael Evans, Mayor

ATTEST:

_____ Susana Marin, City Secretary



Agenda Date: August 10, 2026

Title

26-2563: Ordinance - Public Hearing and First Reading on an Ordinance Considering a Request by Stillwater Capital Inc., for a Zoning Change from PD, Planned Development District to PD, Planned Development District for Commercial, Residential and Institutional Uses on 153.073 Acres Located Within the E. McAnear Survey, Abstract 1005, R. Bratton Survey, Abstract 114, S.C. Neill Survey, Abstract 1159, and the M. Gregg Survey, Abstract 555, Tarrant County, TX, bounded by E Broad St, Matlock Rd, Heritage Pkwy and Regency Pkwy on parcels addressed 240 and 260 N Mitchell Rd, 2401 Heritage Pkwy, 2500 E Broad and 351 N Miller (ZC24-016)

Description/History

Existing Use: Vacant

Existing Zoning: PD, Planned Development (The Reserve)

Surrounding Land Use & Zoning

North – East Broad ROW and Reserve PD (Neighborhood Center Two Sub-District)

South – Heritage Parkway ROW and Reserve PD (Business Campus Sub-District)

East – Matlock Road ROW and Reserve PD (Central Sub-District)

West – Regency Parkway ROW and Reserve PD, various existing uses including residential, commercial, office, and light-industrial (Workplace Sub-District)

Surrounding 2023 Master Thoroughfare Plan Classifications

East Broad Street – Principal Arterial P6D

Matlock Road – Major Arterial M4D

Heritage Parkway – Principal Arterial P6D

Regency Parkway – Major Collector C4U

The Reserve Planned Development History

The subject property has been governed by special planned development regulations for more than 20 years. “The Reserve” Planned Development District was originally adopted in January 2006 and was subsequently revised in December 2012 and June 2016.

The Reserve was created to promote contained, mixed-use neighborhoods that are not wholly dependent on the automobile. Its original standards encouraged a range of integrated land uses—including employment, housing, retail, and services—organized within a network of streets and alleys designed at a scale conducive to pedestrian activity. The standards also emphasized the urban form of development, including building scale, setbacks, height, orientation to streets, landscaping, and the relationship between buildings and the public realm.

The approximately 153-acre subject property includes land governed primarily by the Central and Workplace Sub-District standards of The Reserve. Those sub-districts already permit a broad mixture of commercial, employment, institutional, hospitality, and residential uses. Accordingly, the proposed zoning change does not introduce mixed-use development as an entirely new concept for the property.

Instead, the request would replace the broader Reserve framework with a more detailed and site-specific Planned Development for this portion of The Reserve. The proposed PD establishes four new sub-districts, a regulatory street and open-space framework, a canal-centered public realm, development phasing requirements, and more specific standards addressing the form and implementation of future development.

The proposed zoning change also allows the development regulations for the property to be updated to reflect the Mansfield 2040 Future Land Use Plan, adopted after the most recent comprehensive revision of The Reserve standards. The updated framework is intended to carry forward the original mixed-use and pedestrian-oriented purpose of The Reserve while providing standards tailored to the current Town Center vision for this property.

Mansfield 2040 Plan

Mansfield 2040 Land Use Designation: Mixed-Use Regional
Special Area Plan Designation: The LINQ – Town Center

Mansfield 2040 was adopted in December 2023, as the City’s long-range guide for growth and physical development. The plan establishes land-use goals, strategies, and implementation actions intended to guide public and private decisions over the next 10 to 20 years. The plan was created based on a year-long public engagement process including multiple town hall meetings, public hearings, and citizen-led advisory committee meetings.

Mixed-Use Regional Designation

The 153-acre area is one of a limited number of areas designated Mixed-Use Regional by Mansfield 2040. This category represents the City’s highest-intensity mixed-use and residential designation and anticipates multi-story development in strategic locations supported by arterial and regional thoroughfares.

The plan identifies an ideal land-use balance of approximately 50 percent residential and 50 percent nonresidential development within Mixed-Use Regional areas. It anticipates high-intensity development, an average residential density of 36 or more dwelling units per acre where residential development occurs, and a recommended building scale of four or more stories.

The Mixed-Use Regional designation is intended to create places where residents have opportunities to live, work, shop, dine, gather, and participate in entertainment and recreational activities without requiring every trip to leave the district. Development is expected to emphasize placemaking and the pedestrian experience through public and private amenities, street-oriented buildings, open spaces, and connections between residential and nonresidential uses.

The proposed PD advances the following Mixed-Use goals, strategies, and supporting actions:

Goal MU.1: Support Vibrant Intensity

Strategy MU.1(a): Integrate higher-intensity residential uses within mixed-use settings at intentional locations within the City.

Mansfield 2040 recognizes that residential development can provide the population and consumer base necessary to support retail, office, restaurant, entertainment, and other

nonresidential uses. Supporting actions recommend that higher-intensity residential development be considered when paired with vertically or horizontally integrated nonresidential development and directed to existing or planned commercial areas that would benefit from the additional consumer base. *The proposed PD implements this strategy by limiting apartments to the Canals and Neighborhood Sub-Districts, coordinating residential development with nonresidential development and major public improvements, and prohibiting residential development within the Broad Street and Employment Sub-Districts.*

Strategy MU.1(b): Ensure mixed-use development provides residents and visitors with active lifestyle options, including pedestrian-oriented urban design, integrated gathering spaces, and connections to the outdoors.

Supporting actions call for large-scale mixed-use developments to include walkable streetscapes, plazas, venues, activated open spaces, commercial establishments, and other amenities available to both residents and the general public. The plan also encourages high-foot-traffic retail and entertainment uses at the ground floor and aesthetic standards that promote pedestrian interest and a recognizable sense of place. *The proposed canal, bay, Canal Parkway, Lake Park, entry water feature, plazas, connected street system, pedestrian routes, and ground-floor commercial requirements directly advance these recommendations.*

Strategy MU.1(c): Leverage mixed-use developments to diversify the City's commercial tax base and employment options.

The plan recognizes mixed-use development as a means of locating residents near existing and planned employment and commercial opportunities while creating a local consumer base for businesses. The Canals, Broad Street, and Employment Sub-Districts provide substantial opportunities for retail, restaurant, hospitality, entertainment, office, institutional, and employment development within walking distance of residential uses.

Goal MU.2: Promote Quality Mixed-Use Development

Strategy MU.2(a): Encourage efficiently shared amenities between a variety of uses and users, including parking improvements, infrastructure, and open spaces.

Supporting actions recommend removing barriers to shared parking and allowing parkland and open-space improvements to be combined into larger district-wide amenities capable of supporting a variety of programming and activities. The proposed PD uses a coordinated district-wide open-space network and allows shared and coordinated parking arrangements appropriate to a compact mixed-use environment.

Strategy MU.2(b): Incentivize high-quality building techniques and materials, such as masonry products, decorative finishes, and frequent transparency applications.

The plan recommends architectural standards that promote high-quality design, building articulation, pedestrian-scaled ground-floor treatments, and pedestrian-oriented signage. The proposed PD includes standards addressing building height, massing, articulation, materials, entries, storefronts, transparency, canal-facing architecture, and integrated signage.

Strategy MU.2(c): Establish a balanced and complementary mixture of uses within buildings and developments.

Supporting actions recommend requiring meaningful nonresidential components within mixed-use developments, locating nonresidential uses along frequently traveled pedestrian and vehicular routes, providing nearby on-street and shared parking, and establishing pedestrian-scaled signage. The proposed PD addresses these recommendations through its division of land among the four sub-districts, designation of Primary Building Frontages, Dedicated

Commercial and Commercial Ready requirements, restrictions on residential development, and development phasing provisions tied to nonresidential development and public improvements.

Goal MU.3: Create Unique Destinations throughout the City

Strategy MU.3(a): Integrate public and private amenities aimed toward residents, businesses, and visitors.

The plan encourages partnerships with private development to create publicly accessible amenities and support a shared community vision for vibrant mixed-use projects. The proposed canal, bay, parks, plazas, promenades, public gathering spaces, streetscape improvements, and pedestrian amenities are intended to serve residents of the development as well as employees, customers, and visitors from throughout Mansfield and the region.

Strategy MU.3(b): Utilize mixed-use applications around existing neighborhoods to provide local destinations and services.

The proposed development is positioned between existing and planned residential, medical, commercial, and employment uses within The Reserve. Its commercial and public amenities would provide new destinations and services for the surrounding area while improving pedestrian and vehicular connectivity among existing developments.

Related Mansfield 2040 Recommendations

The proposal also supports recommendations extending beyond the Mixed-Use chapter:

- **Strategy NH.1(a)** encourages a variety of multigenerational housing types. The Neighborhood Sub-District permits apartments, age-restricted senior living, townhomes, and other attached residential forms within a walkable mixed-use district.
- **Strategies NH.3(a) and NH.3(c)** promote pedestrian connections within and between neighborhoods and active streetscapes that emphasize pedestrian mobility, safety, and experience. The proposed Regulating Plan establishes a connected network of streets, sidewalks, parks, water features, and pedestrian routes.
- **Strategies PP.1(a) and PP.1(b)** encourage public and private art and the use of trails and parks to connect gathering spaces. The canal, Canal Parkway, Lake Park, plazas, and other publicly accessible open spaces create opportunities for art, recreation, and connected public gathering places.
- **Strategies PP.2(a) and PP.2(c)** encourage development that responds to existing topography and ecology and uses effective engineering and green-infrastructure practices. The water features, drainage areas, open spaces, and landscape systems are intended to function as both development amenities and components of the site's broader infrastructure.
- **Strategy PP.3(b)** encourages open spaces designed to provide recreational opportunities for residents and visitors of all ages.
- **Strategy RE.2(a)** encourages small-scale offices and businesses near residential development. The PD allows office, service, retail, and other employment opportunities within or near the residential sub-districts.
- **Strategies RE.3(a) and RE.3(b)** support neighborhood-serving retail and access to fresh food and everyday services within walking distance of residents.

These recommendations reinforce Mansfield 2040's broader emphasis on complete

neighborhoods, housing choice, connected public spaces, pedestrian-oriented development, local employment, and neighborhood-serving commercial opportunities.

The LINQ Special Area Plan

The property is located within The LINQ Special Area Plan and is designated as part of its Town Center. The Town Center is described as the core of The LINQ and the location of the district's primary lifestyle, identity, and branding opportunities. It is intended to become a highly urbanized, walkable, mixed-use neighborhood that functions as the heart of the district.

The plan anticipates development comparable to a downtown environment, including retail, dining, office, institutional, entertainment, hospitality, and multifamily residential uses. It also identifies public and institutional facilities as potential catalysts for Town Center development.

The proposed PD advances several LINQ-specific strategies:

- **Strategy LQ.1(a):** Focus density in a mixed-use Town Center within the district.
- **Strategy LQ.1(b):** Attract and retain employment opportunities around the mixed-use Town Center and ensure adequate connectivity between the Town Center and surrounding areas.
- **Strategy LQ.1(c):** Promote The LINQ as a regional destination and support private development adjacent to and supportive of the Town Center.
- **Strategy LQ.2(a):** Concentrate activity-generating uses in the mixed-use Town Center.
- **Strategy LQ.2(b):** Establish urban-design guidelines, form-based regulations, or similar standards for development within The LINQ.

The proposed sub-districts, regulating plan, street and block framework, urban building standards, commercial frontage requirements, canal and open-space system, and mixture of residential and nonresidential uses translate the Town Center policy direction into property-specific development regulations.

Planning and Zoning Commission Review

The Planning and Zoning Commission conducted an initial public hearing and discussion of the request on July 28, 2026. The Commission continued the public hearing to August 6, 2026, to allow additional time for staff, the applicant, and the Commission to review the proposed Planned Development standards and discuss revisions to the development framework.

The August 6 Commission meeting will occur after publication of this City Council staff report. Staff will present the Commission's recommendation, vote, and any additional direction provided by the Commission as part of the August 10 City Council presentation.

Between the July 28 and August 6 meetings, staff and the applicant have continued to revise the Planned Development standards, with particular attention to permitted uses, residential entitlements, development phasing, the Regulating Plan, street classifications and alignments, open-space standards, commercial frontages, architecture, administration, long-term maintenance, and signage.

Analysis

The applicant is requesting approval of a Planned Development consisting of approximately 153

acres to allow a mixed-use development containing commercial, residential, institutional, office, hospitality, entertainment, and civic uses. The development would be organized around a connected canal and bay system, publicly accessible open spaces, and an interconnected network of streets and pedestrian routes.

The request would replace the existing Planned Development standards applicable to the property with a new four-sub-district framework consisting of the Canals, Neighborhood, Broad Street, and Employment Sub-Districts. Approval of the Planned Development would establish the land-use, development, street, open-space, parking, architectural, and administrative standards applicable to future development.

Approval of the PD would not approve individual site plans or establish the final location of every building, local street, parking facility, or development phase. Those details would continue to be evaluated through future subdivision, site plan, engineering, and building permit applications.

Illustrative Plan

An Illustrative Plan has been provided to demonstrate one potential development scenario consistent with the proposed Planned Development standards. It depicts examples of building types, land-use relationships, public spaces, and development patterns intended to illustrate the desired form, character, and intensity of development within each sub-district.

The Illustrative Plan is conceptual and is not proposed as a regulatory exhibit. Future development will instead be governed by the written PD Standards and the Regulating Plan.

Regulating Plan

The Regulating Plan establishes the four sub-district boundaries, required street framework, Primary Building Frontages, and the general location of major open spaces and water features. Local streets and precise street alignments will be evaluated during site plan and engineering review, subject to the connections, block structure, street classifications, frontage requirements, and adjustment limitations established by the PD.

The Regulating Plan is intended to provide certainty regarding the principal elements of the development while allowing individual parcels and development phases to respond to final engineering, property ownership, market conditions, and site-specific design.

Current Status of the Development Standards

The PD Standards included with the City Council agenda packet are the same working draft provided to the Planning and Zoning Commission for its August 6 meeting. Because the City Council packet must be published before the Commission completes its review, the attached standards do not incorporate all revisions and updates discussed by staff and the applicant to date.

The August 10 presentation will include a detailed review of the current status of the development standards. Staff will identify the provisions that have been substantially finalized, describe material revisions made since preparation of the attached draft, present the Planning and Zoning Commission's recommendation, and identify the limited provisions that remain under discussion.

The revised working document is being reorganized to improve its long-term administration and usability. In addition to revisions within existing sections, the current working outline adds or expands complete sections addressing:

- Detailed Commercial Ready and Dedicated Commercial physical standards;
- Comprehensive townhome development standards;
- Architectural and building-design standards;
- A district-wide property owners' association, architectural review process, and pattern book;
- Ownership and maintenance of common facilities and publicly accessible private improvements; and
- Residential development limitations and phasing requirements.

Existing sections addressing definitions, permitted uses, sub-district standards, streets, open space, parking, administration, modifications, and signs are also being reorganized or revised to coordinate with those additions.

Substantially Finalized Development Framework

The August 10 presentation will primarily address the elements of the Planned Development that have been substantially finalized and agreed upon. These provisions establish the fundamental development framework for the property.

1. Sub-District Framework and Land Uses

The property will be divided into four sub-districts with distinct but complementary purposes:

- The **Canals Sub-District** will function as the mixed-use urban core centered on the canal, bay, restaurants, retail, entertainment, hospitality, office, civic, and residential development.
- The **Neighborhood Sub-District** will provide the principal residential neighborhoods, supported by neighborhood-scale commercial and service uses at appropriate locations.
- The **Broad Street Sub-District** will accommodate community- and neighborhood-serving commercial development and provide a gateway into the district from East Broad Street.
- The **Employment Sub-District** will provide office, institutional, hospitality, employment, and supporting commercial uses.

The overall permitted-use framework, prohibited uses, and distribution of residential and nonresidential uses among the four sub-districts have been substantially resolved.

2. Development Phasing

The overall development-phasing framework and principal certificate-of-occupancy triggers have been substantially agreed upon. The standards are intended to coordinate apartment development with construction and acceptance of the canal and bay, delivery of nonresidential development, and progress on the overall district.

These provisions are intended to ensure that residential development occurs as one component of a broader mixed-use district and is accompanied by the infrastructure, public amenities, commercial development, and employment opportunities necessary to implement the Town Center vision.

3. Regulating Plan

The Regulating Plan establishes the required sub-district structure, major street connections,

Primary Building Frontages, water features, and principal open spaces. It will serve as the controlling graphic framework for development of the property.

Although limited adjustments may be permitted to address engineering and site-specific conditions, the PD will preserve the required connections, overall street network, principal public spaces, development frontages, and relationship among the four sub-districts.

4. Street Network and Connectivity

The principal street network, required external connections, internal circulation framework, and general hierarchy of street types have been substantially established.

The revised street framework will more clearly identify the intended character of each street segment, including whether the street is required or recommended, public or private, the desired parking condition, and any special frontage or streetscape expectations. Precise engineering and local street details will continue to be evaluated through future development applications, but the connected network and required external connections will remain controlling elements of the PD.

5. Open Space and Water Features

The canal, bay, Lake Park, entry water feature, Canal Parkway, plazas, and other publicly accessible open spaces will form the organizing framework for the development.

The district-wide minimum open-space requirement, principal open-space locations, eligible types of open space, public-access expectations, relationship of buildings to open spaces, and general timing of open-space improvements have been substantially resolved. Remaining discussions concerning the property owners' association and maintenance provisions will clarify which improvements are privately owned and maintained without reducing the required public accessibility or the overall open-space commitment.

6. Building Placement and Development Form

The sub-district standards establish build-to zones, arterial setbacks, maximum block lengths, lot coverage, minimum building heights, frontage expectations, and pedestrian-oriented building entrances.

These standards are intended to create an urban development pattern near the canal, Primary Streets, and designated commercial frontages while providing an appropriate transition to residential neighborhoods, Broad Street commercial development, and employment uses.

7. Streetscape and Pedestrian Framework

The development will include coordinated street trees, sidewalks, pedestrian clear zones, pedestrian-scale lighting, bicycle parking, seating, landscaping, and other streetscape improvements. Enhanced standards will apply along the canal, Primary Building Frontages, gateway entrances, and other principal public spaces.

Items Continuing to Be Refined

Although the basic development framework has been substantially resolved, staff and the applicant continue to refine several detailed implementation provisions. These discussions will incorporate any direction provided by the Planning and Zoning Commission on August 6.

1. Administration and Modifications

Staff is refining the distinction between:

- Site plans that fully comply with the PD;
- Limited adjustments that may be approved administratively when expressly authorized by the PD; and
- Substantive deviations that must return through a public legislative process.

The revisions are intended to ensure that administrative authority cannot be used to materially alter permitted uses, residential entitlements, development intensity, the Regulating Plan, required public improvements, or other fundamental commitments established by the City Council.

2. Residential Entitlements

Staff and the applicant have agreed upon certain limitations governing the number, location, form, and phasing of apartments within the Canals and Neighborhood Sub-Districts.

Staff is continuing to work with the applicant to refine the applicable definitions and limitations so that apartment entitlements can be administered consistently over the long-term development of the property. This work includes clarifying how apartments, apartment buildings, apartment blocks, and individual development projects are identified and counted and ensuring that future parcel divisions, ownership changes, or site-plan configurations do not unintentionally alter the agreed residential limitations.

3. Commercial Ready and Dedicated Commercial Frontage

Staff and the applicant are developing more complete physical standards for ground-floor spaces required to accommodate active or future commercial uses.

The revisions address floor-to-floor and clear ceiling heights, tenant-space depth, storefront transparency, entrances, sign bands, utility accommodations, demising provisions, exhaust and ventilation routes, slab preparation, and other features necessary to ensure that a space can realistically accommodate commercial occupancy. The exact frontage locations and applicable requirements within the Canals and Neighborhood Sub-Districts are also being finalized.

4. Architecture, Materials, and Design Review

The architectural standards are being expanded and reorganized to provide greater certainty regarding building materials, façade composition, building articulation, parking-structure design, treatment of prominent streets and public spaces, and consistency among development completed by multiple builders and property owners.

Staff and the applicant are also refining the role of a private architectural review body, required professional representation, a district pattern book, and the relationship between private design review and the City's building-permit and site-plan processes.

5. Property Owners' Association and Long-Term Maintenance

Provisions are being prepared to establish a district-wide property owners' association and clarify responsibility for privately maintained streetscape improvements, landscaping, water features, open spaces, private streets, public-access areas, and other common facilities that are not accepted for City maintenance.

The standards will also address mandatory membership, continuation of maintenance responsibilities as property is divided or transferred, and the use of public-access easements

where privately owned spaces are required to remain publicly accessible.

6. Use-Specific Development Conditions

While the overall permitted-use framework has been substantially resolved, additional conditions are being finalized for certain uses, including hotels and other activities that may require operational or design limitations to remain compatible with the intended character of the district.

7. Sign Standards

The sign provisions are being refined to coordinate pedestrian-oriented signage with the architecture and public realm while preserving applicable structural, electrical, permitting, and life-safety review.

The revisions will clarify permitted sign types, district-specific allowances, gateway and wayfinding signs, creative signs, the City's permitting responsibilities, and the relationship between City review and any private architectural review process.

8. Document Coordination, Formatting, and Technical Revisions

The final documents will require coordination of definitions, section numbering, formatting, tables, cross-references, exhibits, street terminology, frontage designations, administrative procedures, and mandatory versus advisory language.

The final PD Standards, Regulating Plan, street framework, street cross-sections, and other exhibits must use consistent terminology and accurately reflect the commitments and policy direction presented to the Planning and Zoning Commission and City Council.

August 10 City Council Presentation and Discussion

The August 10 presentation will provide a detailed review of the current status of the Planned Development standards. It will distinguish between provisions that have been substantially finalized, provisions that have been materially revised since publication of the attached draft, and the limited issues that remain under discussion.

The presentation will emphasize:

- The history and original purpose of The Reserve;
- The relationship of the request to Mansfield 2040 and The LINQ Town Center vision;
- The purpose and overall character of the proposed PD;
- The four-sub-district land-use framework;
- Permitted and prohibited uses;
- Residential and nonresidential development phasing;
- The Regulating Plan and required development frontages;
- The canal, bay, open-space network, and associated phasing;
- The required street network and external connections;
- Building placement, block, height, and frontage standards;
- The principal streetscape and pedestrian improvements;
- Material additions and revisions to the PD Standards; and
- The status of the detailed implementation provisions still being refined.

Consistent with the two-part presentation approach communicated to the Planning and Zoning

Commission, the August 10 discussion is intended to establish the policy and development framework and provide the City Council with a detailed status report on the standards. Staff anticipates presenting additional and final details at the August 24 meeting, including the remaining implementation provisions and final coordination of the PD Standards and exhibits.

Summary

The proposed Planned Development is intended to implement the adopted Mansfield 2040 vision for one of the City's limited Mixed-Use Regional areas and for the Town Center within The LINQ Special Area Plan.

Mansfield 2040 calls for the Town Center to become the highly urbanized, walkable, mixed-use heart of The LINQ. The plan anticipates a downtown-like environment containing retail, dining, employment, institutional, entertainment, hospitality, residential, and public uses organized around active streets and gathering spaces. It further recommends concentrating residential intensity where it supports commercial activity, balancing residential and nonresidential development, creating shared public amenities, promoting pedestrian-oriented design, and establishing a unique destination serving residents and visitors.

The proposed PD translates that policy direction into a property-specific regulatory framework. Its four sub-districts establish complementary roles for the canal-centered urban core, residential neighborhoods, Broad Street commercial development, and employment uses. The Regulating Plan establishes the street, frontage, water-feature, and open-space structure necessary to organize those uses into a connected district rather than a collection of unrelated projects.

The canal, bay, parks, plazas, streetscapes, and pedestrian routes provide the public-realm framework envisioned by Mansfield 2040. The permitted uses and development-phasing requirements are intended to maintain a meaningful relationship between residential growth, nonresidential development, employment, commercial services, and major public amenities. Building-placement, frontage, height, and design standards are intended to produce the compact, pedestrian-oriented form anticipated for the Town Center.

The request also represents the next evolution of a planning direction established more than 20 years ago through The Reserve. The existing Reserve standards established the policy foundation for integrated, pedestrian-oriented mixed-use development. The proposed PD retains that original purpose while replacing the broader Central and Workplace Sub-District framework with standards tailored to the current canal-centered development proposal and the more recent Mansfield 2040 Town Center vision.

The land-use framework, development phasing, Regulating Plan, open-space system, canal and bay improvements, principal street network, sub-district boundaries, and general development form have been substantially finalized. Staff and the applicant continue to refine a more limited set of implementation provisions involving administration, residential definitions and limitations, commercial frontage, architecture, private design review, common-area maintenance, use-specific conditions, signs, and final document coordination.

Strategic Initiative

Focus on the Future

Develop Strong Economy

Building Strong Neighborhoods

Provide a Safe Community
Improve City Wide Mobility

Recommendation

The Development Review Committee recommends that the City Council conduct the public hearing and first reading, receive the Planning and Zoning Commission's recommendation, and consider the substantially finalized land-use and development framework described in this report.

Staff further recommends that any approval on first reading be subject to preparation of revised Planned Development standards and exhibits incorporating:

1. The revisions agreed upon by staff and the applicant;
2. The Planning and Zoning Commission's August 6 recommendation;
3. Any policy direction provided by the City Council on August 10; and
4. Final legal and technical review before second reading.

The revised Planned Development standards, Regulating Plan, and related exhibits would then be returned for final consideration at the second reading.

Funding Source

N/A

Prepared By

Clayton Comstock, Executive Director of Planning and Development - (817) 276-4252

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 A MIX OF COMMERCIAL, RESIDENTIAL, OFFICE, CIVIC, AND OPEN SPACE USES; 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 “E” 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 “A-D”, 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.

That 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 10TH DAY OF AUGUST, 2026.

DULY PASSED ON THE SECOND AND FINAL READING BY THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS, THIS 24TH DAY OF AUGUST 2026.

Michael Evans, Mayor

ATTEST:

Susana Marin, City Secretary

APPROVED AS TO FORM:

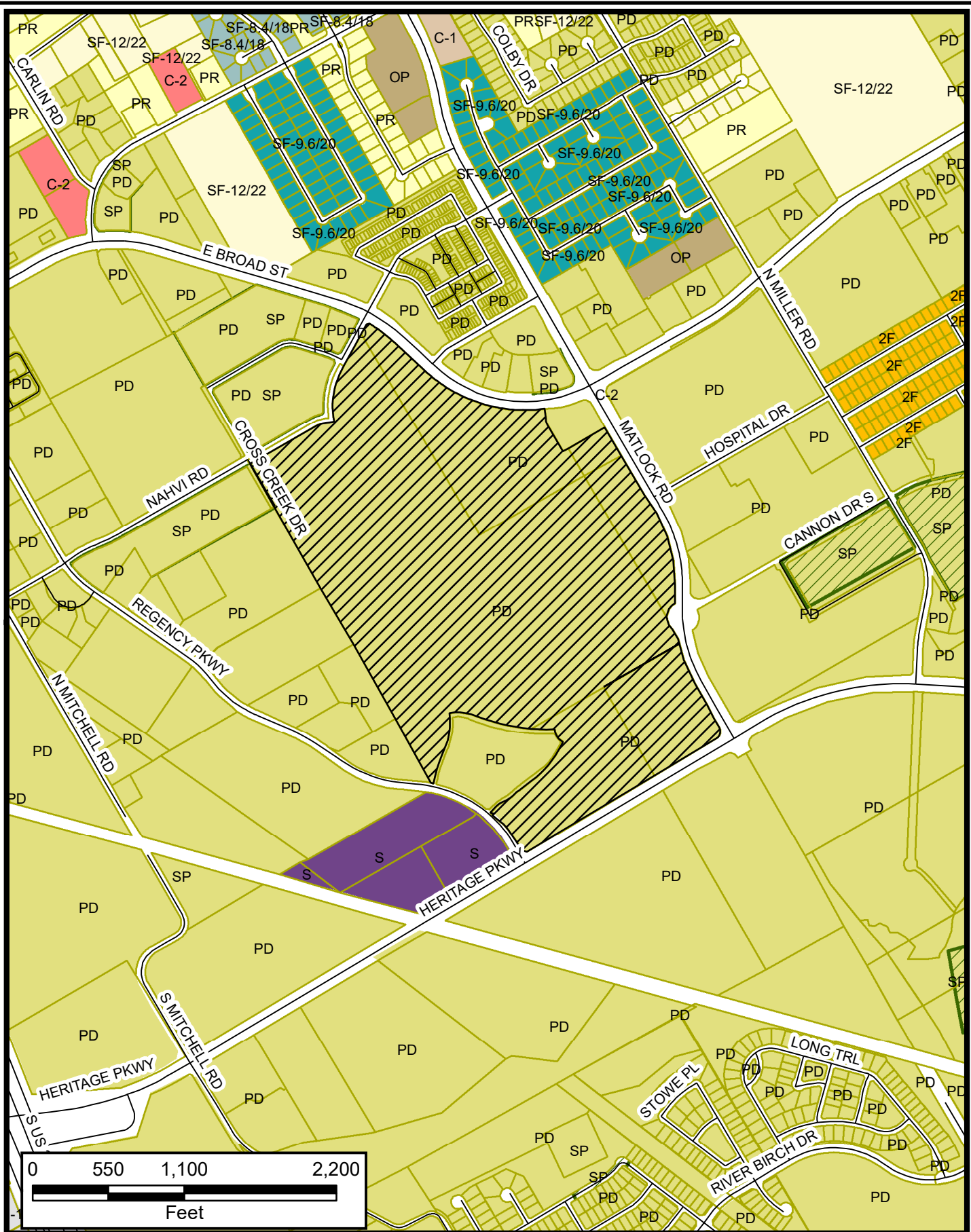
Victor Flores, City Attorney



ZC 24-016

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.

7/16/2026



ZC 24-016

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7/13/2026

Property Owner Notification for ZC 24-016

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
			*** NO ADDRESS ***	*** NO CITY ***	* NO ZIP *
75 REGENCY ADDITION	BLK 1	SUB-Q LLC	74 REGENCY PKWY	MANSFIELD, TX	76063
7-ELEVEN AT THE RESERVE ADDITION	BLK 1	GF ENTERPRISES LLC	PO BOX 711	DALLAS, TX	75221
ADMIRAL LEGACY ADDITION	BLK 1	THE MIC HOLDINGS DEVELOPMENT L	301 S MAIN ST	MANSFIELD, TX	76063
ALLIANCE INDUSTRIAL ADDITION	BLK 1	DUFF REAL ESTATE LLC	800 US 98 HWY	COLUMBIA, MS	39429
BLAZING HOSPITALITY BROAD STREET ADDITION - PH 2	BLK 1	SW MANSFIELD RETAIL II OWNER L	2515 MCKINNEY AVE STE 1200	DALLAS, TX	75201
BLAZING HOSPITALITY BROAD STREET ADDN	BLK 1	J&J GIANNONI LLC	163 TOWN PL #393	FAIRVIEW, TX	75069
BRATTON, RICHARD SURVEY	A 114	HORNING-LOCKWOOD, STEVE CLARE	20 WOODLAND CT	MANSFIELD, TX	76063-6033
BRATTON, RICHARD SURVEY	A 114	HORNING-LOCKWOOD, STEPHEN C	20 WOODLAND CT	MANSFIELD, TX	76063-6033
BRATTON, RICHARD SURVEY	A 114	HERITAGE TOWN CENTER LLC	4150 BRITTON RD	MANSFIELD, TX	76063-8796
BRATTON, RICHARD SURVEY	A 114	METHODIST HOSPITALS OF DALLAS	PO BOX 655999	DALLAS, TX	75265-5999
BRATTON, RICHARD SURVEY	A 114	HERITAGE TOWN CENTER LLC	4150 BRITTON RD	MANSFIELD, TX	76063-8796
BRATTON, RICHARD SURVEY	A A	METHODIST HOSPITALS OF DALLAS	PO BOX 655999	DALLAS, TX	75265-5999
GREGG, MILTON SURVEY	A 555	HORNING-LOCKWOOD, STEPHEN	20 WOODLAND CT	MANSFIELD, TX	76063-9711
GREGG, MILTON SURVEY	A 555	HORNING-LOCKWOOD, STEPHEN C	20 WOODLAND CT	MANSFIELD, TX	76063-6033
GREGG, MILTON SURVEY	A 555	THE MIC HOLDINGS DEVELOPMENT L	301 S MAIN ST	MANSFIELD, TX	76063
GREGG, MILTON SURVEY	A 555	MANSFIELD CITY OF	1200 E BROAD ST	MANSFIELD, TX	76063
HIGHLAND HEIGHTS ADDN	BLK 1	GRAND REGENCY PARTNERS LLC	1100 W PIONEER PKWY	ARLINGTON, TX	76013-6367
JLB MANSFIELD	BLK 1	CH REALTY IX-JLB MF DALLAS MAN	3890 W NW HWY 7TH FLOOR	DALLAS, TX	75220

Monday, July 13, 2026

Page 1 of 3

Property Owner Notification for ZC 24-016

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
LOCKWOOD VILLAGE	BLK 1	AMERICAN NATIONAL BANK OF TX	PO BOX 40	TERRELL, TX	75160-9003
MANSFIELD CITY HALL	BLK 1	MANSFIELD CITY OF	1200 E BROAD ST	MANSFIELD, TX	76063
MANSFIELD MEDICAL CENTER ADD	BLK 1	METHODIST HOSPITALS OF DALLAS	PO BOX 655999	DALLAS, TX	75265-5999
MANSFIELD MEDICAL CENTER ADD	BLK 1	METHODIST HOSPITALS OF DALLAS	PO BOX 655999	DALLAS, TX	75265-5999
MANSFIELD URBAN LIVING	BLK 1	SW MANSFIELD PHASE II MF LLC	2515 MCKINNEY AVE SUITE 1200	DALLAS, TX	75201
MCANEAR, ELIZABETH SURVEY	A 1005	LOCKWOOD STEPHEN CLARE HORNING	20 WOODLAND CT	MANSFIELD, TX	76063-6033
MCANEAR, ELIZABETH SURVEY	A 1005	FIRST BAPTIST CH MANSFIELD	PO BOX 2255	MANSFIELD, TX	76063-0047
MCANEAR, ELIZABETH SURVEY	A 1005	HORNING-LOCKWOOD, STEPHEN C	20 WOODLAND CT	MANSFIELD, TX	76063-6033
MCANEAR, ELIZABETH SURVEY	A 1005	SW MANSFIELD DEVELOPMENT II LL	2515 MCKINLEY AVE	DALLAS, TX	75201
MCCASLIN BUSINESS PARK	BLK 3	GRAND REGENCY PARTNERS LLC	1100 W PIONEER PKWY	ARLINGTON, TX	76013-6367
METHODIST HOSPITALS OF DALLAS ADDN	BLK 1	PAVILION PROPERTIES	1441 N BECKLEY AVE	DALLAS, TX	75203
NEILL, SAMUEL C SURVEY	A 1159	HORNING-LOCKWOOD, STEPHEN	20 WOODLAND CT	MANSFIELD, TX	76063-9711
NEILL, SAMUEL C SURVEY	A 1159	HORNING-LOCKWOOD, STEPHEN C	20 WOODLAND CT	MANSFIELD, TX	76063-6033
REGENCY ADDITION	BLK 1	TMI REAL ESTATE VENTURES LLC	3533 MATLOCK RD	ARLINGTON, TX	76015
REGENCY ADDITION	BLK 1	TMI REAL ESTATE VENTURES LLC	3533 MATLOCK RD	ARLINGTON, TX	76015
RESERVE AT MANSFIELD THE	BLK 1	HICKS TOMMY	1804 BEAM ST	SOUTHLAKE, TX	76092
RESERVE NORTH ADDITION	BLK 1	RESERVE NORTH RETAIL LP	2525 MCKINNEY ST STE 700	DALLAS, TX	75201
RESERVE NORTH ADDITION	BLK 1	RESERVE NORTH RETAIL LP	2525 MCKINNEY ST STE 700	DALLAS, TX	75201
RESERVE NORTH ADDITION	BLK 1	RESERVE NORTH RETAIL LP	2525 MCKINNEY ST STE 700	DALLAS, TX	75201

Monday, July 13, 2026

Page 2 of 3

Property Owner Notification for ZC 24-016

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
RESERVE NORTH ADDITION	BLK 1	SP MANSFIELD PROPERTY FUND II	4940 N TARRANT PKWY	FORT WORTH, TX	76244



EXHIBIT A - ILLUSTRATIVE PLAN

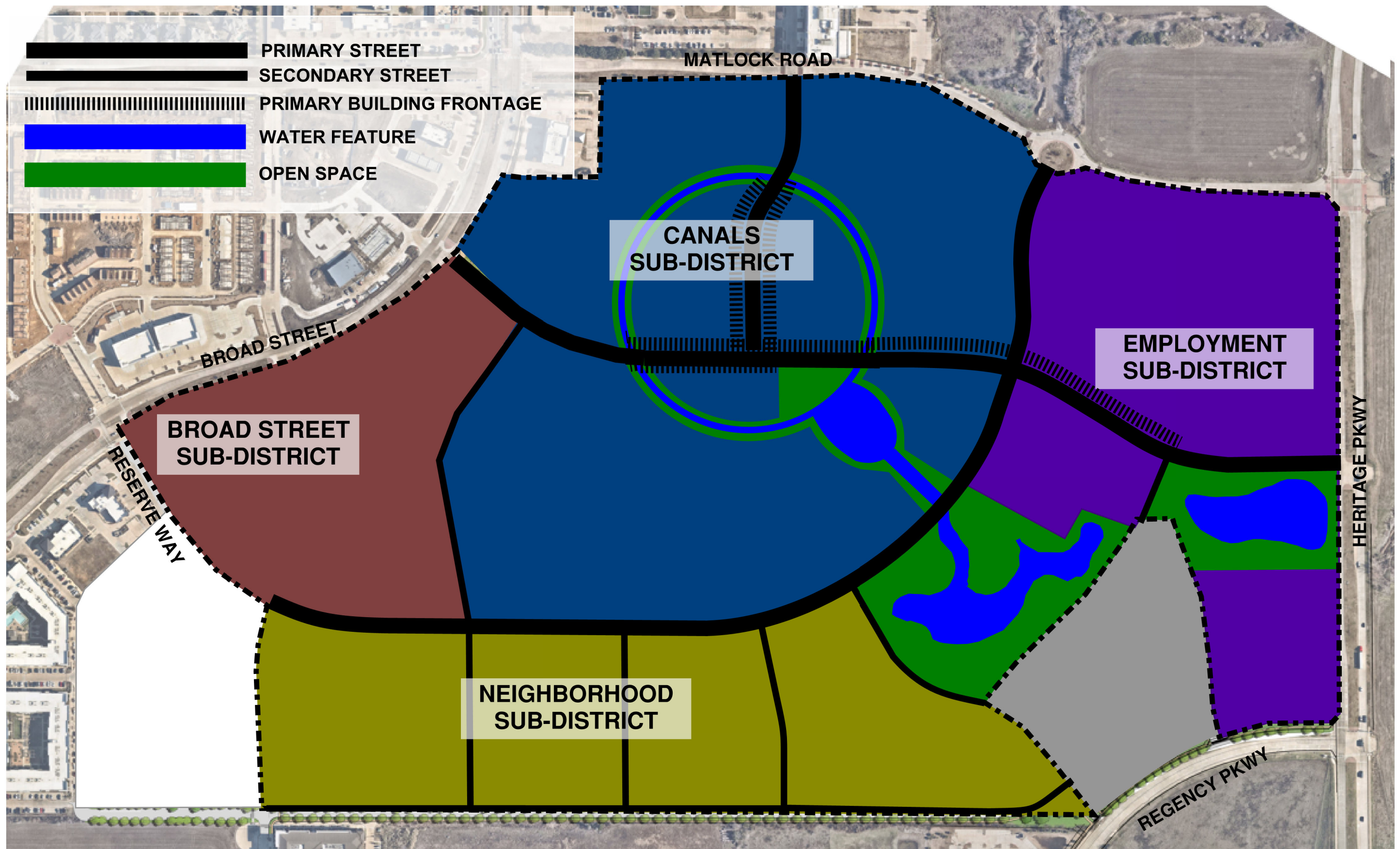


EXHIBIT B - REGULATING PLAN

PD Conditions

The Reserve

Canals, Neighborhood, Broad Street, and Employment Sub-Districts

Mansfield, Texas

Table of Contents:

1. Purpose and Intent
2. Definitions
3. The Regulating Plan
4. Administration
5. Permitted Uses by Sub-District
6. Sub-District Development Standards
7. Street Framework
8. Streetscape, Canal Parkway and Open Space
9. Parking Standards
10. Warrants
11. Sign Standards

1. Purpose and Intent

The purpose of this planned development district (“PD” or “PD District”) is to support the development of pedestrian-oriented, mixed-use and compact urban development environments with convenient access to shopping, employment, housing and neighborhood retail services. The PD District provides a balanced mix of civic, cultural, retail, restaurant, entertainment, employment and housing uses to create a vibrant and activated urban village, centered around a connected series of publicly accessible open spaces and water features. The goals of each Sub-District are to encourage an efficient, compact land use pattern; encourage pedestrian activity, reducing the reliance on private automobiles; promote a more functional and attractive community through the use of recognized principles of urban design; and allow property owners flexibility in land use, while prescribing a high level of detail in building design and form.

The PD implements the vision for each Sub-District as generally depicted for illustrative purposes only on the Illustrative Plan (**Exhibit A**). Each Sub-District is envisioned as a distinct neighborhood with unique development and redevelopment opportunities and flexibility in use and density.

The Canals Sub-District: The Canals Sub-District serves as a hub or core district within the overall PD, fostering a mixed-use urban environment with a range of uses including hospitality, urban retail, restaurants, civic and cultural uses, residential and employment all congregated around a navigable canal water feature system and urban streetscapes. Highly designed and landscaped intersections are intended to form major “punctuation points” within the community fabric creating signature addresses for adjacent land uses. Development within this Sub-District will be higher intensity accommodating large scale office and retail users while providing for moderate scale mixed use in the immediate vicinity of the Neighborhood Sub-District.

The Neighborhood Sub-District: The Neighborhood Sub-District serves as the primary residential district, providing a 24-hour population and built-in customer base for the non-residential uses within the overall PD.

Broad Street Sub-District: The Broad Street Sub-District provides neighborhood service commercial uses for the overall PD that are connected and walkable but also provide vehicular access to the major arterial corridor of Broad Street.

Employment Sub-District: The Employment Sub-District serves as the primary office and employment use, providing a daytime population and built-in customer base for restaurant and retail uses within the overall PD.

The Illustrative Plan (**Exhibit A**) shall provide an example of approvable building uses and patterns to property owners, developers, and the City on the form, character, and intensity of future development in these Sub-Districts; however, the property owner(s) or developer are not bound by the Illustrative Plan, including the uses or areas for such

uses as shown on the plan. The Illustrative Plan (**Exhibit A**) depicts one possible build-out under the standards of this PD and has no regulatory force; it is provided for context only.

The Regulating Plan (**Exhibit B**) serves as the regulatory document for this PD District, establishing sub-district boundaries, the street network, and the general location of open spaces and water features.

Street types within this PD are classified as Primary Streets, Secondary Streets, and Local Streets as designated on the Regulating Plan (**Exhibit B**).

It is not the intent of the PD for every development that includes minor modifications be required to be processed through a zoning change. Therefore, modifications that substantially comply with the purpose and intent of the PD and do not deviate from any explicit or specific requirements in this PD shall be acceptable during site plan review.

Notwithstanding Sections 155.066(D)-(F) of the Zoning Ordinance, a concept plan and/or development plan are not required for this PD District.

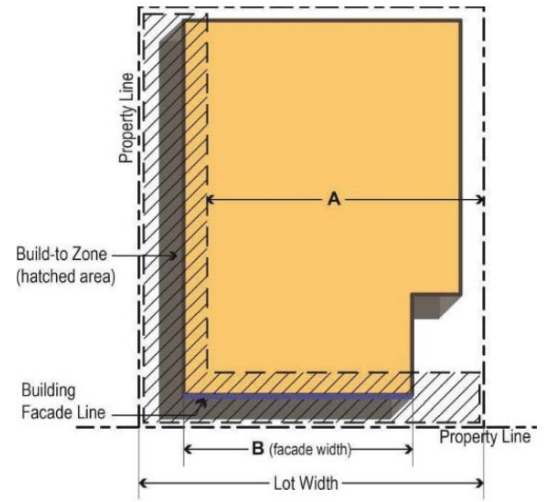
2. Definitions

For the purposes of the PD, the following terms, phrases, words and their derivations shall have the meaning ascribed to them in this section. When not inconsistent with the context, words used in the present tense include the future, words used in the singular number include the plural; and words used in the plural number include the singular. Definitions not expressly prescribed herein or in the Zoning Ordinance are to be determined according to customary usage.

- A. Apartment:** Any building or portion thereof containing multiple dwelling units on the same platted lot.
- B. Apartment Project:** A distinct multifamily residential development project located on one or more parcels within the PD District, identified by a unique site plan

approval and intended for each project to be under single ownership with a single operator.

- C. **Block:** A parcel of land surrounded by public or private streets, public walks, pedestrian passages, paseos, parks, green strips, water features, drainage channels or a combination thereof.
- D. **Building Frontage:** The percentage of a building's façade that is required to be located in the Build-to-Zone as a proportion of that lot's frontage along the public street. Publicly accessible and activated people spaces, such as outdoor cafes, forecourts, patios, open space and plaza differentiated from the sidewalk shall be considered as buildings for the calculation of building frontage.
- E. **Build-to-Zone:** The distance in which a building shall be constructed from the street or property line along a Primary or Secondary Street. Build-to-Zone dimensions are specified in Section 6 for each Sub-District.
- F. **Commercial Ready:** A ground floor building condition designed to accommodate retail, restaurant, or service uses, characterized by: (a) a floor-to-floor height of not less than fifteen (15) feet; (b) windows or glazing comprising not less than sixty percent (60%) of the ground floor facade area facing a Primary Street, Secondary Street, or Canal Parkway; and (c) a direct entrance from the adjacent public sidewalk or canal-frontage walkway.
- G. **Dedicated Commercial:** A ground floor building condition that satisfies all of the physical requirements of Commercial Ready, as defined herein, and that is further required to be occupied by an active, non-residential commercial use.
- H. **Development Review Committee (DRC):** The multi-department committee of City of Mansfield staff responsible for administrative review and approval of development applications within this PD.
- I. **Façade:** The building elevation(s) facing or oriented toward a public or private street, excluding alleyways.
- J. **Landscaping:** Any of the following: plants, including, but not limited to, grass, vines, groundcover, trees, shrubs, flowers, mulch and bulbs, rocks, landscape



edging, hardscape, water features, berms, irrigation systems and related improvements and materials.

- K. Live-Work Unit:** A residential dwelling unit and a business use combined within the same interior space.
- L. Local Street:** The streets segments that are identified as local streets in the Regulating Plan (**Exhibit B**).
- M. Loft:** A residential unit designed with high ceilings, open plans, and large windows located above street level commercial space.
- N. Masonry:** Materials including brick, natural or manufactured stone, structural clay tile, rock, granite, marble, architectural concrete block, stucco, or a combination of these materials.
- O. Mixed-Use Building or Structure:** A building or structure in which at least one of the upper floors of the building or structure has residential uses (live-work units or Lofts) with retail or office uses on other levels.
- P. Mixed Use Development:** A lot or development containing primary uses from more than one of the use groups under which the individual uses are organized in Section 5(C) (Table 1 - Permitted Use Table) herein.
- Q. Owner:** Each and every person or entity who is a record owner of a fee simple interest or an undivided fee simple interest in a parcel of land within this PD. If such parcel is subject to a condominium or other multi-ownership regime, the owners' association representing such multi-ownership regime, and not individual unit owners, shall be deemed the owner thereof.
- R. Open Space:** Open spaces may include but shall not be limited to trails, amenities, recreational facilities, parks, Pocket Parks, Preserves, greenspaces, creeks, retention facilities, common areas, water features, canals, ponds, boardwalks, pocket parks, children's play areas, plazas, Squares, linear parks, environmental preserves, publicly accessible private open spaces, and similar facilities including open space as depicted in the Regulating Plan (**Exhibit B**).
- S. Primary Entrance:** The principal pedestrian entrance to a building, distinguished from secondary entrances by its location, design, scale, architectural treatment, or signage, and providing access from an adjacent public or private sidewalk, walkway, plaza, parking area, street, or other pedestrian circulation area.
- T. Primary Façade:** The building face fronting a dedicated public or private street, canal promenade, or publicly accessible pedestrian way that serves as the principal customer/pedestrian approach to the tenant space. For corner tenants,

the facade facing the higher-order street (arterial or collector) is the primary facade. All facades facing the canal shall be treated as a primary façade.

- U. Primary Street:** The streets segments that are identified as primary streets on the Regulating Plan (**Exhibit B**).
- V. Public or Civic Building:** Buildings used for active government or related functions, including public administration, libraries, community centers, and public safety functions.
- W. Secondary Façade:** Any building face other than the primary facade that fronts a street, alley, parking area, or internal circulation drive. Corner tenants may have one secondary facade on the lower-order street.
- X. Secondary Street:** The streets segments that are identified as secondary streets in the Regulating Plan.
- Y. Shared Parking:** One or more parking facilities shared by multiple uses.
- Z. Street Frontage, Canal Frontage or Frontage:** The length of property along a public or private street or canal parkway.
- AA. Streetscape:** The area between the building and edge of the vehicular or parking lanes. The principal streetscape components are curbs, sidewalks, street trees, tree planters, bicycle racks, litter containers, benches, and street lights. Treatments may also include a range of provisions such as paving materials, street/ pedestrian/ wayfinding signs, media boxes, parking meters, utility boxes, public art, water features, bollards, informational signage and other elements.
- BB. Zoning Ordinance:** The Mansfield Zoning Ordinance No. 671 passed by the City of Mansfield on April 15, 1986, as amended through date this PD District was approved by the City Council of Mansfield and as in effect as of the effective date of this PD District.

3. The Regulating Plan

A. Regulating Plan (**Exhibit B**)

The Property shall be developed and used in general conformance with the Regulating Plan attached hereto as **Exhibit B**. The Regulating Plan is comprised of:

1. **Sub-Districts.** Sub-Districts provide the neighborhood development patterns, the general development character and the use of property within such areas.
2. **Streets.** Public and private streets are designated on the Regulating Plan as “Primary Streets”, “Secondary Streets”, and “Local Streets” and, subject to modification as set forth herein, shall be placed in the general location shown on the Regulating Plan. Additional developer-driven public and private streets may be needed to ensure connectivity and comply with block size requirements.
3. **Water Features and Open Space.** The general location of the water features and Open Space are depicted on the Regulating Plan.

4. **Building Frontage Requirements.** Buildings located on “Primary Building Frontage” as generally depicted on the Regulating Plan shall require (i) a minimum of 75% Building Frontage and (ii) Dedicated Commercial ground level.

B. Deviations to the Regulating Plan

1. **Minor Deviations.** The City shall permit Minor Deviations to the Regulating Plan and such deviations shall include, but are not limited to, the following:
 - i. **Street Modifications.** Street alignments depicted on the Regulating Plan may be relocated up to two hundred (200) feet from the location shown on the Regulating Plan, provided that required street connections, spacing requirements, and block length standards are maintained, with the exception of the Secondary Street that divides the Broad Street Sub-District and Canals Sub-District, which may move up to six hundred fifty (650) feet so long as it maintains a minimum distance of two hundred (200) feet from the Canal parkway.
 - ii. **Sub-District Modifications.** Sub-District boundaries may shift in size and location to correspond with the relocation of streets or other modifications permitted under these Development Regulations.
 - iii. Any modification to a street location, alignment, configuration, or cross-section shown on the Regulating Plan (**Exhibit B**) that is required or necessitated by federal, state, county, municipal, utility, or other governmental action.
 - iv. **Street Continuity Flexibility.** Streets not directly affected by the relocation or removal of another street may remain as shown on the Regulating Plan; however, modifications may be made where necessary to address environmental constraints, utility conflicts, engineering requirements, topographic conditions, or similar site-specific circumstances; and
 - v. **Open space adjustment.** The size, configuration, and location of Open Space areas may be modified from that shown on the Regulating Plan, provided that the Minimum Open Space Requirement of the PD District continues to be satisfied.

4. Administration

A. Applicability

The requirements herein shall be used to review site plans for development in this PD.

B. Conflicting Regulations

Development and use of the Property shall be subject to this PD and the Zoning Ordinance. In the event of any conflict or inconsistency between this PD and its

exhibits and the Zoning Ordinance, the terms and provisions of this PD and any exhibits attached to this PD shall control. In the event of a conflict between the text and the graphic images, the text shall control.

C. Simultaneous Submittal

A preliminary plat and site plan submittal may be submitted for simultaneous review and approval.

D. Site Plan Application Requirements

1. The site plan is a detailed plan of the public and private improvements to be constructed. The purpose of the plan is to ensure compliance with the PD and all applicable development regulations and any previously approved, valid plans affecting development of the property, coordinate and document the design of public and private improvements to be constructed, and coordinate the subdivision of land.
2. Applicability. An approved, valid site plan shall be required prior to the approval of any building permit for the applicable phase of development.
3. General Application. The property Owner(s) or developer shall apply for the approval of a site plan. Site plans may be approved for separate areas or phases of the Property as it develops (e.g., a development site plan is not required to include the entirety of the Property).
4. Standards and Procedures for Approval. Where application for site plan approval is made for development within the PD, the DRC shall approve the application administratively if it meets the criteria listed in this Section D(4). At the request of an applicant, the DRC is authorized to modify specifications of the development standards, street framework design standards, architecture and building standards, streetscape and Open Space, parking standards, service and equipment areas, fencing and sign standards or any other provision or exhibit in this PD upon finding that the request is consistent with the overall intent of the PD. The applicant may appeal a decision of the DRC to the City Manager by filing a Notice of Appeal with the Office of the Director within fifteen (15) days following the date the DRC notifies the applicant of his or her action. The City Manager may approve, conditionally approve, or deny a site plan based upon the criteria listed below:
 - i. Compliance with the regulations set forth in this PD; and
 - ii. Compliance with applicable City Ordinances except as amended or modified herein by this PD, the exhibits attached hereto and any previously approved, valid plans.
5. Appeals. The decision of the City Manager to approve or deny a site plan shall be final and binding unless an appeal of the decision is made to the City Council. The applicant may appeal the decision of the City Manager

with regard to a site plan by filing a Notice of Appeal with the office of the DRC no later than fifteen (15) days after the date on which the City Manager notifies the applicant of its decision. Such notification may take place by means of an oral ruling by the City Manager at a public meeting. The Notice of Appeal shall set forth in clear and concise fashion the basis for the appeal. The City Council shall consider the appeal at a public meeting no later than forty-five (45) days after the date on which the Notice of Appeal is filed. The City Council may affirm, modify, or reverse the decision of the City Manager based on the criteria listed in this Section D(4) above and may, where appropriate, remand the site plan to the City Manager for further proceedings consistent with the City Council's decision.

6. Effect. Approval of a site plan will allow the developer to apply for approval of engineering plans, landscaping plans and building permits. So long as the site plan remains valid, the city shall not apply any additional requirements concerning building placement, streets, drives, or parking. Site plan approval is separate and distinct from other permits and approvals as may be required by the city and other regulatory agencies.
7. Amendment. At any time following the approval of site plan, the Owner(s) or developers may request an amendment. Amendments shall be classified as major and minor. Minor amendments shall include corrections of distances and dimensions; adjustments of building configuration and placement; changes in use of buildings so long as such uses are allowed in the PD; realignment of drives and aisles; changes to layout of parking; adjustments to Open Space, landscaping, and screening; changes to utilities and service locations; adjustments of alignment of Primary, Secondary and Local Roads; adjustments to Sub-District boundaries; changes to Block size or lengths and other development aspects which do not substantially change the original plan. If the original site plan was approved administratively or the amendment constitutes a minor amendment, the DRC shall approve the amendment administratively. All other amendments shall be considered major amendments and shall be referred to the City Manager.

5. Permitted Uses by Sub-District

A. General

This Section establishes permitted uses within each Sub-District through broad use categories. A use not listed in Table 1 may be authorized by the Development Review Committee (DRC) upon written findings that the proposed use is: (i) substantially similar in character, intensity, and impact to a listed permitted use category; and (ii) not enumerated in the Prohibited Uses in Section 5.D. All uses are subject to the Sub-District Development Standards in Section 6, applicable City

of Mansfield licensing requirements, and applicable state licensing requirements including, for alcoholic beverage-related uses, the Texas Alcoholic Beverage Commission (TABC).

B. Sub-District Use Descriptions

Canals. The Canals Sub-District is the mixed-use urban core of the PD, organized around the canal and bay water features. The Sub-District supports a broad mix of retail, restaurant, entertainment, office, and residential uses intended to generate pedestrian activity throughout the day and evening.

Neighborhood. The Neighborhood Sub-District is primarily residential. Neighborhood-serving retail, restaurant, and personal service uses are permitted at the ground floor of mixed-use buildings along Primary Streets. The Sub-District is not intended to serve as a regional retail or entertainment destination.

Broad Street. The Broad Street Sub-District provides neighborhood-serving and community-scale commercial uses that complement The Reserve at Mansfield and serve the broader area.

Employment. The Employment Sub-District provides a professional office and employment environment. Supporting retail, restaurant, hotel, service, and entertainment uses serving the daytime employment population are permitted. Residential uses are not permitted.

C. Permitted Uses

P = Permitted by right P/C = Permitted with Conditions

Table 1 – Permitted Use Table

USE CATEGORY	CANALS	NEIGHBORHOOD	BROAD STREET	EMPLOYMENT
RETAIL & SERVICE				
Retail, General Merchandise & Specialty Goods	P	P	P	P
Personal Service (salon, tailor, alterations, dry cleaning drop-off)	P	P	P	P
Health & Beauty (spa, nail salon, massage therapy)	P	P	P	P
Financial Services — no drive-through (bank, credit union, investment office)	P	P	P	P
Pet Grooming & Veterinary Office	P	P	P	P
Art, Antique & Collectibles	P	P	P	P
FOOD & BEVERAGE				

USE CATEGORY	CANALS	NEIGHBORHOOD	BROAD STREET	EMPLOYMENT
Restaurant & Eating Establishment	P	P	P	P
Bar, Tavern & Cocktail Lounge	P	P	P	P
Brewery, Distillery & Winery (with on-site tasting room)	P	—	P	P
Food Hall & Market Hall	P	—	P	P
Outdoor Dining (accessory to eating or drinking establishment)	P	P	P	P
OFFICE & PROFESSIONAL SERVICES				
Office, Professional & Administrative	P	P	P	P
Co-Working & Flex Office	P	P	P	P
Medical, Dental & Health Practitioner Office	P	P	P	P
Medical or Dental Laboratory	P	P	P	P
Scientific & Research Laboratory	P	—	—	P
FITNESS & WELLNESS				
Fitness Center, Gym, Yoga / Pilates / Dance Studio	P	P	P	P
ENTERTAINMENT & AMUSEMENT (INDOOR)				
Art Gallery, Artist Studio & Cultural Facility	P	P	P	P
Cinema & Movie Theater	P	—	P	P
Event Venue & Banquet Hall	P	P	P	P
Indoor Amusement & Entertainment (bowling, axe-throwing, escape rooms, simulator golf, climbing)	P/C ¹	P/C ¹	P/C ¹	P/C ¹
HOTEL & LODGING				
Hotel	P	—	—	P
RESIDENTIAL				
Apartment (Multifamily Residential)	P/C ²	P/C ²	—	—
Townhome & Attached Single-Family Residential	—	P	—	—
Age-Restricted Senior Living (55+)	--	P/C ³	—	—
CIVIC & INSTITUTIONAL				
Civic Use & Community Center	P	P	P	P
Day Nursery & Child Care Center	P	P	P	P
Private School, Trade or Professional School	P	P	P	P
Place of Worship & Religious Assembly	P	P	P	P
Government, Public Safety & Public Utility Building	P	P	P	P
TEMPORARY & ACCESSORY				
Temporary Kiosk / Pop-Up Vendor (per §6)	P	—	—	—

USE CATEGORY	CANALS	NEIGHBORHOOD	BROAD STREET	EMPLOYMENT
Outdoor Market & Farmers Market (temporary, ≤14 days)	P	P	P	P

Conditions:

¹ **Indoor Amusement & Entertainment:** DRC-approved site plan conditions shall address: (a) hours of operation; (b) minimum acoustic separation between entertainment spaces and any adjacent or vertically adjacent residential uses; and (c) minimum separation distance from any residential building entrance.

² **Apartment (Multifamily Residential):** Subject to the applicable Sub-District Development Standards in §6, including minimum building height, parking structure requirements, ground floor frontage, Building Frontage percentages, and canal setback and grade standards.

³ **Age-Restricted Senior Living:** DRC-approved site plan conditions shall address: (a) minimum resident age of fifty-five (55) years; (b) maximum of four hundred (400) total units per project; and (c) maximum percentage of memory care or skilled nursing units as a share of total units.

D. Prohibited Uses

The following uses are not permitted in any Sub-District:

1. Tobacco, cigar, e-cigarette, or vaping specialty retail store
2. Automobile or vehicle sales (new or used), service, repair, body work, or fuel dispensing, and any standalone automotive parts retail store
3. Tattoo parlor or body piercing studio
4. Adult entertainment establishment
5. Bail bond services
6. Check cashing, payday lending, or vehicle title lending establishment
7. Pawn shop
8. Oil, gas, or mineral extraction, drilling, or production operation
9. Self-storage facility or public storage warehouse accessible to customers
10. Drive-through restaurant or service facility
11. Any use that generates noxious mechanical noise, vibration, odor, smoke, or other nuisance conditions beyond the property boundary

6. Sub-District Development Standards

BROAD STREET SUB-DISTRICT	
BUILDING PLACEMENT	
Setbacks	Minimum 80 ft from East Broad Street ROW. Architectural features (stoops, awnings, balconies, canopies, eaves, bay windows, pilasters, etc.) may encroach up to 5 ft into setback.
SITE CONTROLS	
Lot Coverage	Maximum 60%
Block Length	Maximum 1,000 ft

BUILDING HEIGHT & MASSING	
Height	Minimum 27 ft; no maximum
Corner Treatment	Buildings shall reinforce a strong and pronounced corner condition at street intersections.
Building Articulation	Massing changes and architectural articulation such as storefronts, arcades, display windows, entry areas, and awnings should be used to provide visual interest and texture to avoid oversimplified one-dimensional facades and to reduce the perceived scale of the building and approaching a more human scale.
Roof Line Articulation	Variations in roof lines shall be used to add interest and reduce the scale of large buildings. Roof features shall complement the character of the overall development and shall have at least one of the following features: 1. Parapets concealing flat roofs and rooftop equipment from view. The average height shall not exceed fifteen (15) percent of the height of the supporting wall. Parapets shall feature three dimensional cornice treatment. 2. Overhanging eaves, extending no less than three (3) feet past the supporting walls 3. Supporting roofs that do not exceed the average height of the supporting walls with an average slope no greater than 3:1 slope. 4. Exposed end gable conditions. 5. Roof dormers interrupting the eave line.
EXTERIOR MATERIALS	
Primary Facade Materials	Primary Facades shall be constructed of at least seventy-five (75) percent Masonry materials.
Secondary Facades	All facades of a building which are visible from adjoining properties and/or streets should feature design characteristics similar to the front façade.
Entries	Entryway design elements shall create a focal point for the building façade and a sense of orientation. Each building on the site shall have clearly defined, highly visible customer entrances featuring no less than three of the following elements: • Overhangs • Canopies or Porticos • Recesses/Projections • Arcades • Raised corniced parapets over the entrance • Peaked roof forms • Arches • Outdoor patios • Display windows • Integral planters that incorporate landscaped areas or seating areas
Attachments	All service and aesthetic attachments to buildings must be designed to complement the buildings they serve in terms of their color and/or material. This includes such items as railings, walls, conduits, ladders, stack pipes, drain spouts, etc.
Canopies, Arcades, & Overhangs	Structural awnings and canopies are encouraged at the ground level to enhance articulation of the building volumes. The material of awnings and canopies shall be architectural materials that complement the building and address the following: • Fabric awnings are only allowed on upper levels. • Awnings should not be internally illuminated. • Awnings should not extend more than six (6) feet over the sidewalk. • Canopies should not exceed seventy (70) feet without a break. • Canopies should respect the placement of street trees and lighting.

CANAL SUB-DISTRICT	
BUILDING PLACEMENT	
Build-to Zone	Primary Streets: 5.5–12.5 ft Build-to-Zone from street ROW Secondary Streets: 5.5–12.5 ft Build-to-Zone from street ROW Local Streets: 18–25 ft Build-to-Zone from back of curb Canal Parkway: 0–10 ft Build-to-Zone from canal parkway ROW Broad St & Matlock Rd: 80 ft minimum setback from street ROW
SITE CONTROLS	
Lot Coverage	Maximum 80%
Block Length	Maximum 600 ft
Kiosks and Vendor Structures	Temporary kiosks (mobile or modular vendor structures) are permitted in the Canal Sub-District without requiring a site plan amendment for periods not to exceed one hundred eighty (180) days per calendar year, subject to design standards approval by the DRC. Permanent kiosks (structures not exceeding 400 square feet in floor area) are permitted as an accessory use by right, subject to compliance with the architectural and design standards of this PD.
BUILDING HEIGHT & MASSING	
Height	Retail, restaurant and entertainment uses must be built to a minimum of 27 ft height. Ground level retail with one story of liner office shall be permitted, and all other uses shall be a minimum of three (3) stories.
Corner Treatment	Buildings shall reinforce a strong and pronounced corner condition at street intersections.
Building Articulation	Massing changes and architectural articulation such as storefronts, arcades, display windows, entry areas, and awnings should be used to provide visual interest and texture to avoid oversimplified one-dimensional facades and to reduce the perceived scale of the building and approaching a more human scale. A continuous building block face shall not extend more than 300 feet without a minimum break of 10 feet by 5 feet deep.
Roof Line Articulation	Variations in roof lines should be used to add interest and reduce the scale of large buildings. Roof features should complement the character of the overall development and shall have at least one of the following features: 1. Parapets concealing flat roofs and rooftop equipment from view. The average height shall not exceed fifteen (15) percent of the height of the supporting wall. Parapets shall feature three dimensional cornice treatment. 2. Overhanging eaves, extending no less than three (3) feet past the supporting walls 3. Supporting roofs that do not exceed the average height of the supporting walls with an average slope no greater than 3:1 slope. 4. Exposed end gable conditions. 5. Roof dormers interrupting the eave line.
Roof Pitch	Section 155.099(2)(a) of the Zoning Ordinance does not apply to townhomes, brownstones or multifamily.
CANAL FRONTAGE STANDARDS	
Canal Architecture	Canal-facing building facades shall meet primary facade architectural standards
Ground Floor Activation	Non-residential uses shall be Dedicated Commercial and must be designed with a featured entry that connects to the canal parkway with a maximum grade

	differential of four (4) feet and a minimum of one (1) entrance must meet ADA accessibility standards per building. Residential Uses shall be designed with a ground floor at canal level with a minimum of 25% Commercial Ready space, which may be programmed with residential amenities such as a club room or fitness center, with a featured entry connecting to the canal parkway at grade. The remaining frontage may be programmed with outdoor amenity space or units with porches, stoops or yards with direct connections to the canal parkway.
Balconies & Terraces	Balconies are required on all canal-facing residential units above ground floor. Non-residential canal-facing buildings are encouraged to integrate programmed rooftop space and terraces above the ground floor.
EXTERIOR MATERIALS	
Primary Facade Materials	Primary Facades shall be constructed of at least seventy-five (75) percent Masonry materials.
Secondary Facades	All facades of a building which are visible from adjoining properties and/or streets should feature design characteristics similar to the front façade.
Entries	Entryway design elements should create a focal point for the building façade and a sense of orientation. Each building on the site should have clearly defined, highly visible customer entrances featuring no less than three of the following elements: • Overhangs • Canopies or Porticos • Recesses/Projections • Arcades • Raised corniced parapets over the entrance • Peaked roof forms • Arches • Outdoor patios • Display windows • Integral planters that incorporate landscaped areas or seating areas
Accent Features	The following accent features add detail and are encouraged: • Overhang eaves • Pilasters • Cornices • String courses • Window sills • Lintels • Rustication
RESIDENTIAL	
Apartment Projects	Maximum Three (3) Apartment Projects shall be permitted in the Canal Sub-District
Apartment Standards	Apartments shall be built to a minimum height of four (4) stories. Parking in the Canal Sub-District shall be primarily in a parking structure, with a minimum of 90% required parking spaces in a garage. Notwithstanding the foregoing, surface parking is permitted on Projects with less than 100 feet of canal frontage.
Phasing / CO Triggers	A certificate of occupancy for the first Apartment Project in the Canal Sub-District shall not be issued until City Acceptance of the canal and bay. A certificate of occupancy for any or both of the two remaining Apartment Projects may be issued upon satisfaction of any of the following milestones: • A certificate of occupancy has been issued for a grocery store containing a minimum of 20,000 square feet on an adjacent tract; • Certificates of occupancy have been issued for a cumulative total of at least 100,000 square feet of non-residential development within the Canal Sub-District;

	• Certificates of occupancy have been issued for a cumulative total of at least 200,000 square feet of non-residential development within the PD District; or • Certificates of occupancy have been issued on a minimum 60% of the developable parcels within the PD.
Ground Floor	Entrance directly from adjacent sidewalk required. Stoops, porches, or equivalent pedestrian-scale features required.
Minimum Unit Sizes	Studio / Efficiency: 550 sf minimum 1 Bedroom: 650 sf minimum 2 Bedroom: 900 sf minimum 3 Bedroom*: 1,100 sf minimum Townhouse: 1,200 sf minimum *A maximum of 5% of units in any Apartment Project shall be 3 bedroom units.
Building Frontage	Minimum residential Building Frontage shall be as follows: • Primary Streets: 70% • Canal Parkway: 70% • Secondary Streets: 60% • Local Roads: 60%

NEIGHBORHOOD SUB-DISTRICT	
BUILDING PLACEMENT	
Build-to Zone	Primary Streets: 5.5–12.5 ft Build-to-Zone from street ROW Secondary Streets: 5.5–12.5 ft Build-to-Zone from street ROW Local Streets: 18–25 ft Build-to-Zone from back of curb
SITE CONTROLS	
Lot Coverage	Maximum 65%
Block Length	Maximum 600 ft
BUILDING HEIGHT & MASSING	
Height	Retail, restaurant and entertainment uses must be built to a minimum of 27 ft height. Ground level retail with one story of liner office shall be permitted, and all other uses shall be a minimum of three (3) stories.
Corner Treatment	Buildings shall reinforce a strong and pronounced corner condition at street intersections.
Building Articulation	Massing changes and architectural articulation such as storefronts, arcades, display windows, entry areas, and awnings shall be used to provide visual interest and texture to avoid oversimplified one-dimensional facades and to reduce the perceived scale of the building and approaching a more human scale.
Roof Line Articulation	Variations in roof lines shall be used to add interest and reduce the scale of large buildings. Roof features should complement the character of the overall development and shall have at least one of the following features: 1. Parapets concealing flat roofs and rooftop equipment from view. The average height shall not exceed fifteen (15) percent of the height of the supporting wall. Parapets shall feature three dimensional cornice treatment. 2. Overhanging eaves, extending no less than three (3) feet past the supporting walls

	3. Supporting roofs that do not exceed the average height of the supporting walls with an average slope no greater than 3:1 slope. 4. Exposed end gable conditions. 5. Roof dormers interrupting the eave line.
Roof Pitch	Section 155.099(2)(a) of the Zoning Ordinance does not apply to townhomes, brownstones or multifamily.
EXTERIOR MATERIALS	
Primary Facade Materials (up to and including the third floor)	Primary Facades up to and including the third floor shall be constructed of at least seventy-five (75) percent Masonry materials.
Primary Facade Materials (fourth story and above)	Primary facades facing or oriented toward a public or private street shall comply with the material and percentage requirements defined above; with the addition of EIFS and natural stucco products as allowable materials above the third floor.
Secondary Facades	All facades of a building which are visible from adjoining properties and/or streets should feature design characteristics similar to the front façade.
Entries	Entryway design elements shall create a focal point for the building façade and a sense of orientation. Each building on the site shall have clearly defined, highly visible customer entrances featuring no less than three of the following elements: • Overhangs • Canopies or Porticos • Recesses/Projections • Arcades • Raised corniced parapets over the entrance • Peaked roof forms • Arches • Outdoor patios • Display windows Integral planters that incorporate landscaped areas or seating areas
Accent Features	The following accent features add detail and are encouraged: • Overhang eaves • Pilasters • Cornices • String courses • Window sills • Lintels Rustication
RESIDENTIAL	
Apartment Projects	Maximum Three (3) Apartment Projects shall be permitted in the Neighborhood Sub-District
Apartment Standards	Apartments shall be built to a minimum height of four (4) stories. Two (2) Apartment Projects may be built primarily with surface parking, in which tuck under garages and covered parking spaces are encouraged
Townhome/Brownstone Standards	Townhomes must be a minimum of two (2) stories with two-car garages on the rear facing an alley. Mews streets are encouraged where lots front to Open Space. Any lots that face Secondary Streets shall be built to a minimum of three (3) stories. All townhouse units with ground-floor frontage along a public or private street shall include a stoop or covered front porch. Minimum stoop dimensions: four (4) feet deep by six (6) feet wide. The finished floor elevation of the stoop shall be no less than twelve (12) inches above the adjacent sidewalk grade. Porch covers or stoops shall be constructed of materials consistent with the primary facade.

Phasing / CO Triggers	The first Apartment Project may be developed without restriction. A certificate of occupancy for any or all of the remaining Apartment Projects may be issued upon satisfaction of any of the following milestones: • A certificate of occupancy has been issued for a grocery store containing at least 20,000 sf of gross floor area. Notwithstanding the foregoing, satisfaction of this requirement shall permit the issuance of a certificate of occupancy for only one additional Apartment Project between the Canal and Neighborhood Sub-Districts. • A certificate of occupancy has been issued for cumulative 100,000 sf of non-residential development within the PD; or • Certificates of occupancy have been issued on a minimum 60% of the developable parcels within the PD.
Ground Floor	Entrance directly from adjacent sidewalk is required on all street facing facades. Stoops, porches, or equivalent pedestrian-scale features are required. Tuck under parking garages must be internal to the site and hidden from views from surrounding streets.
Minimum Unit Sizes	Studio / Efficiency: 550 sf minimum 1 Bedroom: 650 sf minimum 2 Bedroom: 900 sf minimum 3 Bedroom*: 1,100 sf minimum Townhouse: 1,200 sf minimum *A maximum of 5% of units in any Apartment Project are permitted to be 3-bedroom units.
Building Frontage	Minimum residential Building Frontage shall be 70% along Primary Streets and 60% along Secondary Streets and Local Streets.

EMPLOYMENT SUB-DISTRICT	
BUILDING PLACEMENT	
Build-to Zone	Primary Streets: 5.5-12.5 ft Build-to-Zone from street ROW Secondary Streets: 5.5-12.5 ft Build-to-Zone from street ROW Local Streets: 18-25 ft Build-to-Zone from back of curb Matlock Rd / Heritage Pkwy: 25 ft minimum setback from street ROW
SITE CONTROLS	
Lot Coverage	Maximum 70%
Block Length	Maximum 600 ft
BUILDING HEIGHT & MASSING	
Height	Retail, restaurant and entertainment uses must be built to a minimum of 27 ft height. Ground level retail with one story of liner office shall be permitted, and all other uses shall be a minimum of three (3) stories.
Corner Treatment	Buildings shall reinforce a strong and pronounced corner condition at street intersections.
Building Articulation	Massing changes and architectural articulation such as storefronts, arcades, display windows, entry areas, and awnings should be used to provide visual interest and texture to avoid oversimplified one-dimensional facades and to reduce the perceived scale of the building and approaching a more human scale.

Roof Line Articulation	Variations in roof lines shall be used to add interest and reduce the scale of large buildings. Roof features shall complement the character of the overall development and shall have at least one of the following features: 1. Parapets concealing flat roofs and rooftop equipment from view. The average height shall not exceed fifteen (15) percent of the height of the supporting wall. Parapets shall feature three dimensional cornice treatment. 2. Overhanging eaves, extending no less than three (3) feet past the supporting walls 3. Supporting roofs that do not exceed the average height of the supporting walls with an average slope no greater than 3:1 slope. 4. Exposed end gable conditions. 5. Roof dormers interrupting the eave line.
EXTERIOR MATERIALS	
Primary Facade Materials (up to and including the third floor)	Primary Facades up to and including the third floor shall be constructed of at least seventy-five (75) percent Masonry materials.
Primary Facade Materials (fourth story and above)	Primary Facades facing or oriented toward a public or private street shall comply with the material and percentage requirements defined above; with the addition of EIFS and natural stucco products as allowable materials above the third floor.
Secondary Facades	All facades of a building which are visible from adjoining properties and/or streets should feature design characteristics similar to the front façade.
Entries	Entryway design elements shall create a focal point for the building façade and a sense of orientation. Each building on the site shall have clearly defined, highly visible customer entrances featuring no less than three of the following elements: • Overhangs • Canopies or Porticos • Recesses/Projections • Arcades • Raised corniced parapets over the entrance • Peaked roof forms • Arches • Outdoor patios • Display windows Integral planters that incorporate landscaped areas or seating areas
Accent Features	The following accent features add detail and are encouraged: • Overhang eaves • Pilasters • Cornices • String courses • Window sills • Lintels Rustication

7. Street Framework

A. Streets

1. There are three categories of proposed street framework - Primary Streets, Secondary Streets and Local Streets - as depicted on the Regulating Plan hereto attached as **Exhibit B**. The location of streets shown is approximate. Precise location shall be determined at the time of site plan approval.

- i. **Primary Street.** Primary Streets are public streets that serve vehicular and pedestrian users with no fewer than two lanes, parkways (landscape zone and sidewalk), and optional parallel or angled parking. The intent of the Primary Streets are to serve ground level retail or commercial uses and no ground level residential shall be allowed. Pedestrian Clear Zones along Primary Streets that contain Primary Building Frontage shall be a minimum of 8' wide for the entire length of such Primary Street. Pedestrian Clear Zones along Primary Streets that do not contain Primary Building Frontage shall be a minimum of 6'.
 - ii. **Secondary Street.** Secondary Streets are public streets that serve vehicular and pedestrian users with no fewer than two lanes, parkways (landscape zone and sidewalk), and optional parallel or angled parking. Secondary Streets are intended to serve a variety of ground level uses. Pedestrian Clear Zones along Secondary Streets shall be a minimum of 6' wide.
 - iii. **Local Streets.** Local Streets are private streets that serve vehicular and pedestrian users with no fewer than two lanes and optional parallel or angled parking. The location of Local Streets shall be determined at the time of site plan approval, and may divert from suggested alignments as depicted in the Regulating Plan. Sidewalks are encouraged, but not required, so long as defined pedestrian paths are provided to adjacent Primary Streets, Secondary Streets or Open Space.
2. Lots need not have frontage on a public street if a different configuration has been approved as part of the site plan approval process pursuant to Section 4(D) of this PD.

B. Street Sections

1. The street sections are attached as **Exhibit D**. Streets may be modified as provided in Section 3(B) of this PD. Additional modifications to the Street Sections may be approved by the DRC.

8. Streetscape, Canal Parkway and Open Space

A. Parkway Street Trees

1. Except along Heritage Parkway, East Broad Street and Regency Parkway, parkway street trees shall be planted at an average of forty (40) feet on-center across each block face, excluding driveways, visibility triangles or other areas restricting planting of trees, and three (3) feet from the back of curb. These trees shall have a minimum caliper of four (4) inches at installation, and shall not be closer than ten (10) feet from a street light or fire hydrant.

2. Street trees along arterials such as Heritage Parkway, Matlock Road or Broad Street shall be a row of staggered trees parallel to the arterial, with the trees planted at an average of forty (40) feet on-center across each block face. These trees shall have a minimum caliper of three-and-a-half (3.5) inches at installation, and shall not be closer than ten (10) feet from a street light or fire hydrant.
3. Street trees along the Canal Parkway shall be planted at an average of thirty-five (35) feet on-center on either side of the canal and bay. These trees shall have a minimum caliper of four (4) inches at installation, and shall not be closer than ten (10) feet from a street light or fire hydrant.
4. Tree Planters. Except along Heritage Parkway, East Broad Street, and Matlock Road, street and canal parkway trees shall be centered within four (4) foot by ten (10) foot planters as leave-outs within the sidewalk in locations where street trees are integrated into hardscape.
5. All Parkway Street Trees shall be selected from the City's approved street tree species list as set forth in Chapter 155.092 of the Mansfield Zoning Ordinance. Species selections shall be approved by the DRC during site plan review.
6. Pedestrian Clear Zone. A continuous unobstructed pedestrian clear zone shall be provided on all block faces within the PD. Benches, bike racks, tree planters, trash receptacles, signage, and other amenities shall be located in the planting/amenity zone outside of the pedestrian clear zone.

B. Open Space Types

The provisions of adequate and appropriate Open Space areas add value to development and are encouraged in all development in the PD District. The Open Space provided should be appropriately designed and scaled in each of the PD District components. A minimum of twelve percent (12%) of the gross acreage of the PD District shall be dedicated to publicly accessible Open Space, inclusive of the canal and bay water features, the Canal Parkway, the Lake Park, the Entry Pond, plazas, and other Open Spaces shown on the Regulating Plan (such minimum Open Space acreage refers to Open Space within the aggregate, including all phases and all Open Space areas within an easement, retention areas and such minimum Open Space acreage is not required to be contiguous) (the "Minimum Open Space Requirement"). The Minimum Open Space Requirement may include retention ponds and areas, easements, including without limitation utility easements and/or water and/or wastewater easements so long as such easement(s) are incorporated into the Open Space. Certain Open Space areas that are part of any residential development may be amenitized with walking trails or otherwise enhanced or improved in any way to provide recreational or aesthetic value to the Property. Open Space may be provided for or reserved in phases that coincide with the development of the Property (i.e., the total Minimum Open Space Requirement is not required to be provided at one time or as part of one phase). For the avoidance of doubt, completion of any Open Space shall not be a

condition to plat approval or recordation, shall not be a condition to approval of any building permits or construction plans required to begin construction on the Property and shall not be a condition to acceptance of other public infrastructure within or related to the Property. Notwithstanding the foregoing, prior to issuance of the first certificate of occupancy for a multifamily development within the PD District, a minimum of ten percent (10%) of the acreage developed within the PD District as of the date of application for such certificate of occupancy shall be completed as Open Space.

No lot shall be greater than 600 ft from an Open Space. In addition to the Open Space as required by the Regulating Plan, the following Open Space options may be utilized to meet standards as set forth in this PD:

1. **Pocket Park:** Small open spaces serving a public purpose within more dense village-like development. Pocket parks may be located at street intersections and should be small in scale (600 – 2000 sq. ft.).
2. **Plaza or Square:** Open space set aside for civic purposes, with Landscaping consisting of paved walks, lawns, trees, and civic buildings. A square is bordered by streets and buildings and is intended as a central place for the community that accommodates a wide variety of formal and informal small gatherings. Plazas or squares may be located at a street intersection or at a focal point within the PD District and should be small in scale (8,000 sq. ft. – ½ acre).
3. **Preserve:** Open space that preserves or protects endangered species, a critical environmental feature, or other natural feature. Access to a preserve may be controlled to limit impacts on the environment. Development in a preserve is generally limited to trails, educational signs, and similar improvements. There is no minimum size for a Preserve.

The following criteria should be used to evaluate the merits of proposed Open Space in the PD District:

4. The extent to which pedestrian connectivity in the form of sidewalks, natural walking paths along water features has been addressed.
5. The extent to which a range of Open spaces have been provided to be contiguous with existing Open Space and to invite passive recreational uses from plazas and squares to playgrounds, parks and environmental preserves, appropriately organized within the Sub-District.

Section 155.066(l) of the Zoning Ordinance does not apply to the PD. Open Space shall be dedicated and accepted as a public park or public Open Space and will be maintained by the City.

C. Miscellaneous

1. Bicycle parking shall be provided at average intervals of six hundred (600) feet along all block faces, including Canal frontage, except along Matlock Road and Heritage Parkway and located at street light or building entry locations.
2. Litter containers shall be provided at average intervals of six hundred (600) feet along all block faces, including Canal frontage, except along Broad Street, Matlock Road or Heritage Parkway and located at street light or building entry locations.
3. Street benches shall be provided at average intervals of six hundred feet along all block faces, including Canal frontage, except along Broad Street, Matlock Road or Heritage Parkway. Street benches should be placed facing the sidewalk and curb, and parallel to the buildings. If necessary, these benches may be placed within a public access easement to ensure ongoing public access.
4. Pedestrian-oriented street lights shall be provided approximately four (4) feet from face of curb and Canal edge at average intervals of approximately ninety (90) feet along all block faces except along Broad Street, Matlock Road and Heritage Parkway. The light fixtures shall be mounted at a height of approximately ten (10) to twelve (12) feet from the finished grade of the sidewalk and shall be LED typical.
5. Notwithstanding Section 155.099(21)(c) of the Zoning Ordinance or any other ordinance or regulation establishing minimum distance separation requirements for establishments selling alcoholic beverages, such establishments shall be permitted within the PD District, including within 300 feet of a public or private hospital. Pursuant to the City's authority under Chapter 109 of the Texas Alcoholic Beverage Code, any establishment selling alcoholic beverages within 300 feet of a public or private hospital within the PD District shall be deemed compliant with the City's applicable distance separation requirements.

9. Parking Standards

A. Parking Requirements

Parking areas shall be sufficient to all parking needs for employees, company vehicles, customers and visitors and shall abide by the following standards:

Table 4 – Parking Requirements

<i>Use Type</i>	<i>Parking Requirement Minimums</i>
Apartments	1 space per bedroom
Office, Retail , Restaurants, Health Care	1 space per 250 sf

Hotel	1 space per hotel room
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B. Parking Standards

1. Subject to the approval of the DRC, a shared parking study may be used to reduce the minimum required parking spaces set forth by Mansfield standards. A parking study shall use independently collected empirical data or use data by an acceptable industry-standard resource.
2. Off-street parking requirements may be waived or reduced subject to a shared parking agreement or a coordinated parking plan approved by the DRC, subject to appeal to the City Manager.
3. On-Street Parking adjacent to a parcel may be counted towards the required parking.
4. Parking spaces for a particular use may be located on a different lot if a cross-parking agreement has been entered into, so long as such parking stalls are located within six hundred (600) feet of the lot they serve as measured along a sidewalk.
5. All surface parking lots that contain ten (10) or more parking spaces shall provide one (1) canopy tree for every ten (10) parking spaces. Planting areas for trees within parking rows shall be achieved (at a minimum) by nine (9) foot by eighteen (18) foot landscape islands placed at intervals which cause no more than fifteen (15) contiguous parking spaces to be located without a tree-island. Each island shall contain at least one (1) canopy tree and evergreen shrubs, and shall be designed so as not to interfere with the opening of car doors in adjacent spaces. In addition, plantings shall be situated around, along or adjacent to parking structures, low wing walls or screening walls. All required trees in this subsection shall have a minimum caliper of three (3) inches.
6. Surface parking lots shall be set the greater distance of 1) Ten (10) feet or 2) the face of the building in which it serves.

10. Warrants

- A. Design warrants. The DRC may approve warrants to any design requirements of this PD if the requested warrants meet the intent of this PD. The applicant may appeal a decision of the DRC to the City Manager by filing a Notice of Appeal within fifteen (15) days following the date the DRC notifies the applicant of their action. The City Manager may approve, conditionally approve, table or deny a warrant based on the same criteria.

11. Sign Standards

- A. Purpose. The purpose of this Section is to encourage creative, high-quality signage that reinforces the pedestrian character of the PD, identifies businesses at the human scale, and avoids visual clutter inconsistent with the design intent of a

walkable, mixed-use canal district. Signs within the PD shall be subordinate to the architecture of the buildings to which they are attached and shall contribute positively to the streetscape and public realm.

- B.** Administration. Signs meeting the standards of this Section shall not require City of Mansfield zoning review or a sign permit, except for Roof Signs and Gateway Monument Signs, which shall require DRC approval and a sign permit as noted below. All signs shall comply with the structural and electrical provisions of the applicable building code. Signs that do not conform to the standards of this Section shall be reviewed by the DRC pursuant to Section 4.
- C.** Prohibited Signs. The following sign types are prohibited throughout the PD:
1. Electronic message sign, electronic reader board, or any sign with changeable digital or LED copy
 2. Pole-mounted sign or pylon sign
 3. Rotating, animated, or flashing sign of any type
 4. Portable sign, except A-Frame Sidewalk Signs as permitted in Section 11.D.6
 5. Off-premises advertising sign identifying a business or product not located within the PD
 6. Internally illuminated cabinet sign (box sign) with opaque or translucent plastic face
 7. Free-standing identification monument sign located within the interior of the PD, other than Gateway Monument Signs at arterial entries designated in this Section.
- D.** Permitted Sign Types. The following sign types are permitted for commercial, office, retail, and food-and-beverage tenants in the Canals, Broad Street, and Employment Sub-Districts. In the Neighborhood Sub-District, only Wall Signs, Blade Signs, Window Signs, and Nameplate Signs are permitted for ground-floor commercial tenants in mixed-use buildings.

D.1 Wall Sign	
Quantity	One (1) per tenant per building facade fronting a Primary Street, Secondary Street, Local Street, or canal. Corner tenants may have one (1) wall sign per qualifying facade.
Max Height	Three (3) feet.
Max Length	Ninety percent (90%) of the tenant's storefront width.
Location	Installed between the top of the storefront transom and the bottom of the second-story windowsill.
Materials	Painted lettering, individual flush-mounted letters, or a flat panel applied parallel to the building face. Signage panel, lettering, and graphics shall be wood, metal, or materials that simulate wood or metal.

Illumination	Individual letters may be halo-illuminated or face-lit. Exposed raceways and conduit are prohibited.
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D.2 Blade Sign

Quantity	One (1) per first-floor tenant per qualifying building facade. Corner tenants may install one (1) blade sign per facade.
Max Area	Twelve (12) square feet per face. Blade signs shall be double-sided; only one face counted toward area.
Clearance	Minimum nine (9) feet above finished grade.
Projection	Maximum four (4) feet from the building facade.
Support	Support structure shall be decorative metal, engineered for local wind loads. No exposed conduit or wiring.
Illumination	May be internally illuminated, halo-illuminated, or lit by a gooseneck or stem-mounted fixture attached to the building or sign structure.

D.3 Window Sign

Quantity	One (1) per window. May be located on any floor.
Max Area	Twenty-five percent (25%) of the individual window area in which the sign is displayed.
Location	Signs shall be located on the interior of the window.
Materials	Applied directly to interior glazing, mounted inside the storefront, or rendered in neon or LED tubing.
Restrictions	Opaque signs applied to windows are prohibited. Hours of operation not exceeding two (2) square feet per window shall not be counted toward the window sign area allowance.

D.4 Awning Sign

Application	Permitted in conjunction with an awning meeting the building frontage standards of Section 6.
Valance	Lettering and graphics may be applied to the front panel (valance) of the awning, not exceeding eight (8) inches in vertical height.
Top Surface	Lettering and graphics may be printed or woven on the top sloped surface of the awning.
Illumination	Awnings with signage shall not be internally illuminated.
Relationship	An awning sign used in lieu of a wall sign counts as the permitted wall sign for that facade. An establishment may not have both an awning sign and a wall sign on the same facade.

D.5 Canopy Sign

Application	Permitted in conjunction with an architectural canopy meeting the standards of Section 6.
Location	Lettering and graphics are permitted on or above the front panel of canopies located over a main tenant entrance.
Illumination	Individual letters or graphics may be halo-illuminated or face-lit.

D.6 A-Frame Sidewalk Sign

Districts	Permitted in the Canals and Broad Street Sub-Districts only, for first-floor retail and restaurant tenants.
Quantity	One (1) per tenant.
Max Height	Three and one-half (3½) feet.
Max Width	Two and one-half (2½) feet.
Placement	A minimum four (4) foot clear pedestrian path shall be maintained on the adjacent sidewalk. Signs shall not be located within three (3) feet of a curb.
Hours	A-frame signs shall be removed and stored inside the tenant space during non-business hours.

D.7 Nameplate Sign

Quantity	One (1) per tenant.
Max Area	Two (2) square feet.
Location	Affixed to the building in proximity to the principal entrance or at a building directory panel.

D.8 Rear of Building Sign

Applicability	Permitted where a rear building facade faces a public alley, parking area, or pedestrian access route.
Quantity	One (1) per tenant.
Max Area	Twenty-four (24) square feet.
Types	Rear of building signs may be wall signs or window signs meeting the standards of Sections 11.D.1 and 11.D.3 respectively.
Restrictions	Rear of building signs shall only identify the tenant in the building or tenant space to which the sign is attached.

D.9 Mural

Districts	Permitted in the Canals and Broad Street Sub-Districts, subject to DRC approval.
DRC Review	The DRC shall review murals for design quality, compatibility with the surrounding built environment, and consistency with the design intent of the PD. Approved murals shall not require a sign permit.
Content	Murals shall not include commercial advertising, corporate logos, or product branding as the primary subject matter.
Area	A mural does not count toward the wall sign allowance for the building.

D.10 Roof Sign

Districts	Permitted in the Canals Sub-District only, on buildings of four (4) or more stories.
Permit	Roof signs require DRC approval and a City of Mansfield sign permit.
Quantity	One (1) per building.

Construction	Roof signs shall consist of individual letters or graphic elements mounted on or above the building parapet. Enclosed cabinet (box) signs are prohibited.
Max Height	Four (4) feet above the top of the parapet.
Illumination	May be internally illuminated (individual letters) or lit by external fixtures attached to the building facade or parapet.
Sign Area	A roof sign shall not count toward the wall sign allowance for the building.

D.11 Lamppost Banners

Quantity	Two (2) banner arms per lamppost; no limit on total lampposts within the PD.
Max Size	Two feet, six inches (2½ ft) wide by five (5) feet tall per banner panel.
Clearance	Minimum nine (9) feet above finished grade to bottom of lower banner arm.
Materials	Canvas, vinyl, or other durable outdoor banner fabric. Double-sided with similar imagery on both faces.
Content	Limited to project identification, seasonal messages, community events, and district programming. No individual tenant retail advertising.
Illumination	Lampposts may be lighted; banner panels shall not be separately illuminated.

D.12 Creative and Artistic Signs

Purpose	Provides a DRC approval pathway for high-quality, artistically designed signs not conforming to a listed sign type but consistent with the pedestrian and creative character of the PD.
Applicability	Any tenant or property owner may apply to the DRC for approval of a creative or artistic sign not otherwise permitted by this Section.
DRC Findings	The DRC shall approve upon written finding that: (a) the sign exhibits design quality consistent with the PD character; (b) the sign does not create visual clutter incompatible with the pedestrian environment; and (c) the sign does not include electronic changeable copy or LED animation prohibited by this Section.
Examples	Custom neon or LED art installations, sculptural lettering, illuminated artistic elements integrated into the building facade, murals with embedded identification elements, and other non-standard creative formats.
Sign Area	Creative and artistic signs shall not count toward the wall sign allowance unless the DRC determines the sign functions primarily as a business identification sign.

- E. Gateway and Entry Monument Signs.** Gateway monument signs are permitted at the following arterial entry locations into the PD, subject to DRC approval and a City of Mansfield sign permit:

1. Broad Street project entry
2. Matlock Road project entry
3. Heritage Parkway project entry

Gateway monument signs shall comply with the following standards:

Gateway Monument Sign Standards

Quantity	One (1) per approved entry location listed above.
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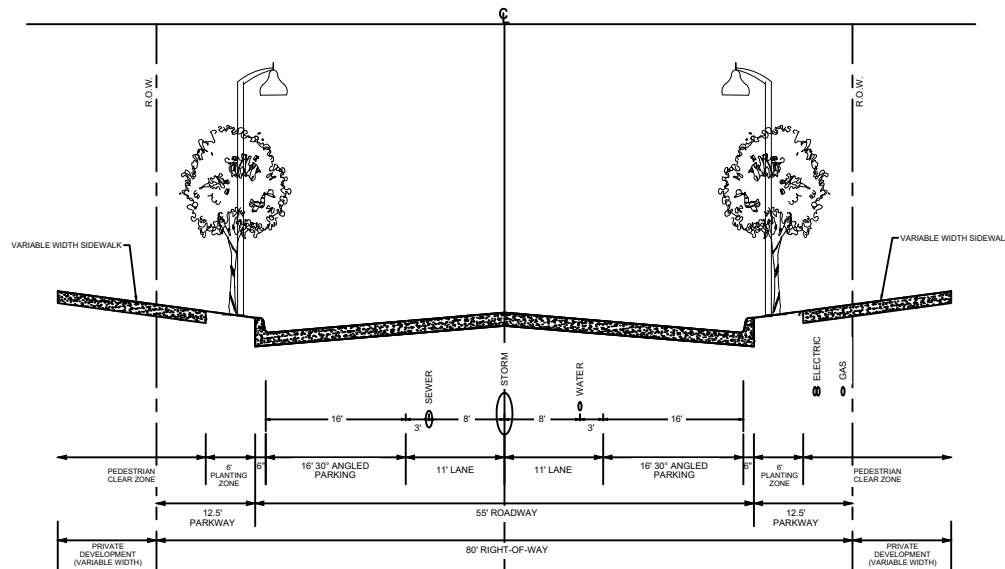
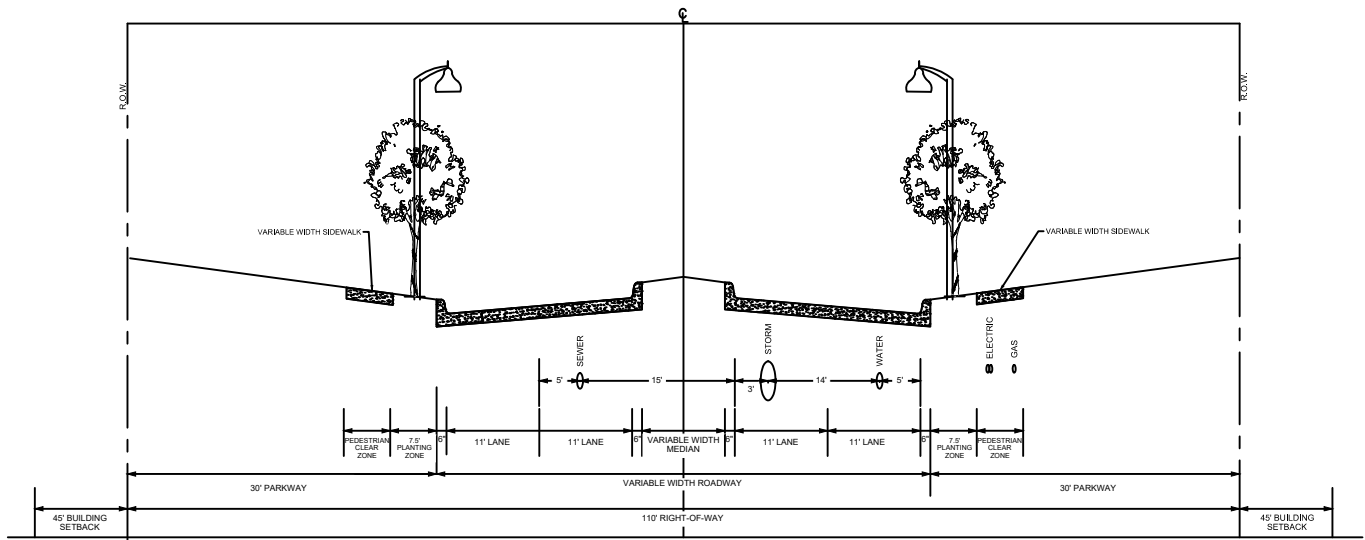
Max Height	Eight (8) feet above grade.
Max Width	Ten (10) feet.
Sign Area	Maximum fifty (50) square feet per sign face.
Setback	Minimum five (5) feet from the right-of-way line.
Base	Monument base shall be constructed of masonry materials (brick, stone, or cast stone) consistent with the primary building materials of the PD. Exposed painted CMU is prohibited.
Content	Gateway signs shall display the project name and may include sub-district identification. Individual tenant advertising is not permitted on gateway signs.
Illumination	Gateway signs may be externally illuminated by fixtures concealed within the base or landscape. Uplighting is permitted. Internal illumination of individual letters is permitted; backlit cabinet faces are prohibited.

- F. Project Directory and Wayfinding Signs.** Internal project directory and wayfinding signs identifying destinations, parking, and access routes within the PD are permitted without a sign permit, subject to the following standards:
1. Maximum height: six (6) feet.
 2. Maximum sign face area: twelve (12) square feet.
 3. Wayfinding signs shall not include retail advertising.
 4. The design of the wayfinding sign system shall be submitted to the DRC for approval as part of a comprehensive wayfinding plan included with the first site plan within the PD.
- G. Temporary Signs**
1. Construction and development identification signs: one (1) per project, maximum forty-eight (48) square feet. Shall be removed within thirty (30) days of issuance of the first Certificate of Occupancy for the relevant building.
 2. Leasing signs: one (1) per tenant space, maximum sixteen (16) square feet, placed in window or on building. Shall be removed upon execution of a lease or issuance of a Certificate of Occupancy for the space, whichever occurs first.
 3. Temporary banner signs: one (1) per tenant per facade, maximum forty-eight (48) square feet. Permitted up to three (3) occurrences per calendar year, not to exceed thirty (30) days per occurrence.
 4. Temporary signs shall be professionally constructed. Adhesive tape or other non-mechanical attachments to building glazing are prohibited.
 5. Temporary banners or signs advertising going-out-of-business, liquidation, or store-closing events are prohibited.
- H. General Sign Standards.** The following standards apply to all signs within the PD:
1. All signs shall be professionally fabricated and maintained in good condition, appearance, and structural integrity.
 2. Sign lighting shall be shielded to prevent direct glare onto adjacent streets, pedestrian paths, or residential windows above.

3. All sign support structures and mounting hardware shall be concealed within the sign construction or constructed of decorative metal. Exposed conduit, raceways, and wiring are prohibited.
4. All signs shall be engineered and constructed to withstand local wind loads as required by the building code.
5. No sign shall obstruct any required exit, fire escape, standpipe, fire hydrant connection, or emergency access.
6. Discontinued or abandoned tenant signs shall be removed within sixty (60) days of the tenant's vacation of the space. Any mounting hardware, brackets, or penetrations remaining after sign removal shall be patched and finished to match the adjacent building surface.

DRAFT

EXHIBIT D - Cross Sections



DATE: AUG2025

PROJECT NO.
0059537.00

DRAFTER: FP

DESIGNER: PW

CHECKED: MFW

SHEET 1 OF 3

THE RESERVE

MANSFIELD, TEXAS

PAVING STREET SECTIONS

Westwood

Westwood Professional Services, Inc.

500 WEST 7TH STREET, SUITE 1300
FORT WORTH, TX 76102

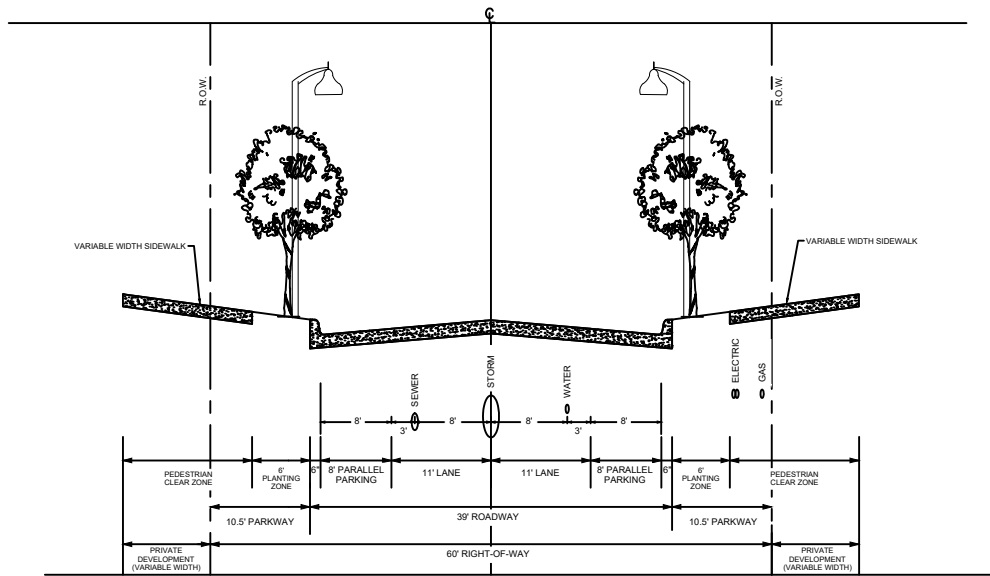
T: 281.883.0103
F: 888.937.5150

TBPES ENGINEERING FIRM NO. 11756

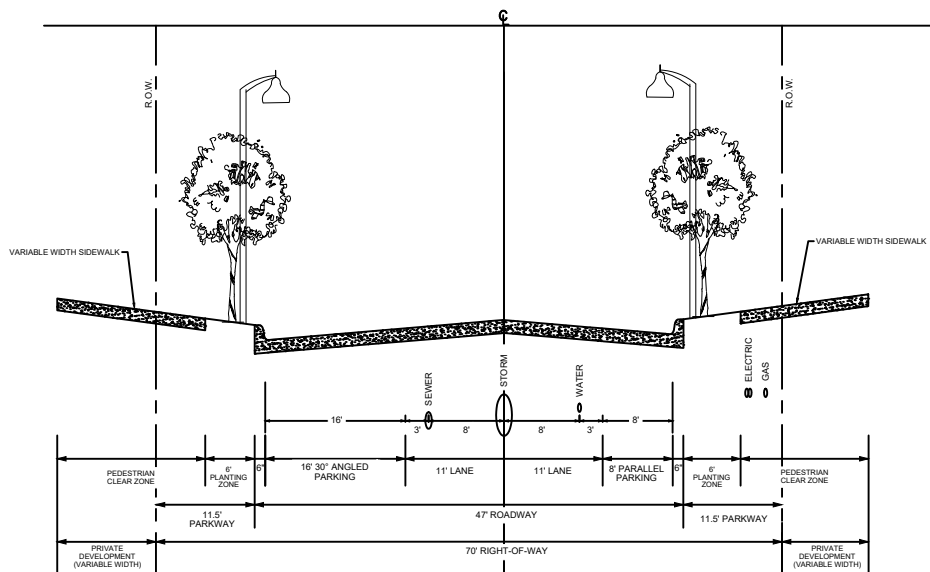
TBPES SURVEYING FIRM NO. 10074301

westwoodps.com

EXHIBIT D - Cross Sections



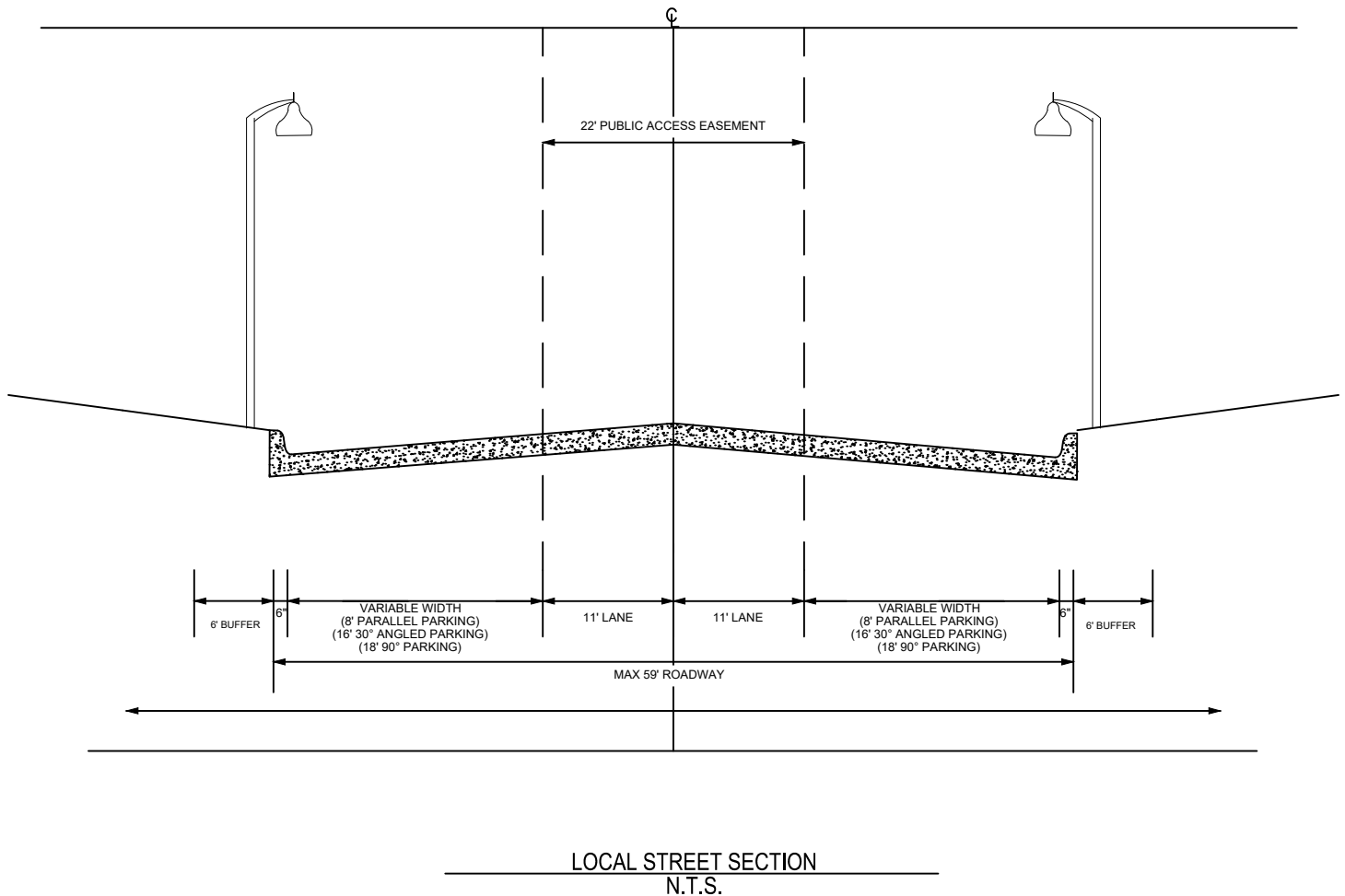
TYPE C — 60' ROW STREET SECTION
N.T.S.



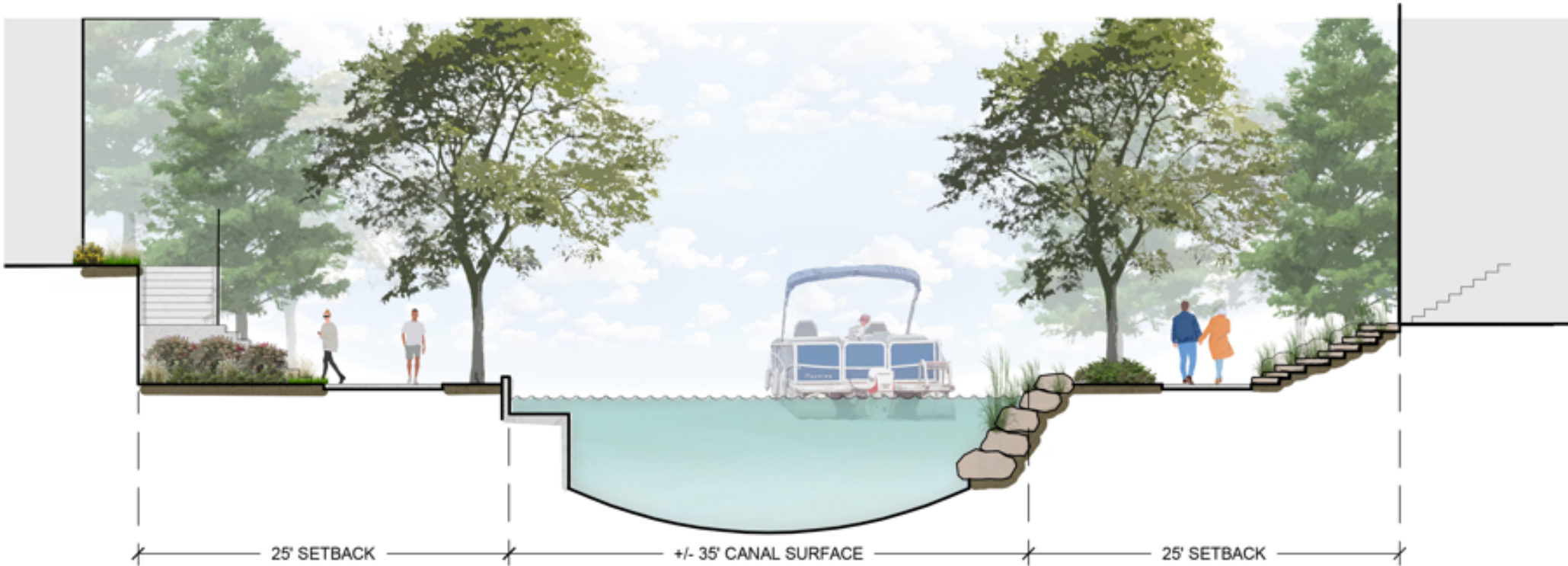
TYPE D — 70' ROW STREET SECTION
N.T.S.

DATE: AUG2025	PROJECT NO. 0059537.00	THE RESERVE	MANSFIELD, TEXAS	Westwood Westwood Professional Services, Inc. 500 WEST 7TH STEET, SUITE 1300 FORT WORTH, TX 76102 T: 281.883.0103 F: 888.937.5150 TBPELS ENGINEERING FIRM NO. 11756 TBPELS SURVEYING FIRM NO. 10074301 westwoodps.com
DRAFTER: FP				
DESIGNER: PW				
CHECKED: MFW	SHEET 2 OF 3			

EXHIBIT D - Cross Sections



DATE: AUG2025	PROJECT NO. 0059537.00	THE RESERVE		MANSFIELD, TEXAS	Westwood Westwood Professional Services, Inc. 500 WEST 7TH STEET, SUITE 1300 FORT WORTH, TX 76102 T: 281.883.0103 F: 888.937.5150 TBPELS ENGINEERING FIRM NO. 11756 TBPELS SURVEYING FIRM NO. 10074301 westwoodps.com
DRAFTER: FP		PAVING STREET SECTIONS			
DESIGNER: PW					
CHECKED: MFW	SHEET 3 OF 3				



TYPICAL CANAL SECTION

1"=10'-0"

*CANAL EDGE MAY VARY DEPENDING ON LOCATION

LEGAL DESCRIPTION:

BEING a tract of land situated in the E. McAnear Survey, Abstract Number 1005, the R. Bratton Survey, Abstract Number 114, S.C. Neill Survey, Abstract Number 1159, and the M. Gregg Survey, Abstract Number 555, City of Mansfield, Tarrant County, Texas, being a portion of the remainder of that tract of land described by deed to Stephen Clare Horning-Lockwood and wife Sally B. Horning-Lockwood, recorded in Volume 10470, Page 1069; Volume 10631, Page 2330; and Volume 12278, Page 1222, County Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at the most westerly northwest corner of said remainder tract and the intersection of the south right-of-way line of Nahvi Road (70 foot right-of-way), as recorded in Instrument Number D223116634, and the east right-of-way line of Cross Creek Drive (variable width right-of-way), as recorded in Instrument Number D221317609, both of said County Records (Texas State Plane Coordinate System, NAD83, Zone 4202 Grid Coordinates of N: 6892085.8, E: 2398130.0);

THENCE with said south right-of-way line, the following courses and distances:

N 60°07'36"E, 549.61 feet, to the beginning of a curve to the right;

With said curve to the right, an arc distance of 50.84 feet, through a central angle of 20°48'21", having a radius of 140.00 feet, the long chord which bears N 70°31'46"E, 50.56 feet;

N 80°55'57"E, 84.06 feet, to the intersection of said south right-of-way line and the east right-of-way line of Reserve Way (70 foot right-of-way), as recorded in Instrument Number D223116634, said County Records and the beginning of a non-tangent curve to the right;

THENCE with said east right-of-way line, the following courses and distances:

With said non-tangent curve to the right, an arc distance of 384.95 feet, through a central angle of 40°50'40", having a radius of 540.00 feet, the long chord which bears N 08°02'32"E, 376.85 feet;

N 28°27'50"E, 375.75 feet;

N 74°40'12"E, 20.78 feet, to the intersection of said east right-of-way line and the south right-of-way line of East Broad Street (variable width right-of-way), as recorded in Instrument Number D207296017, said County Records, and the beginning of a non-tangent curve to the right;

THENCE with said south right-of-way line, the following courses and distances:

With said non-tangent curve to the right, an arc distance of 230.62 feet, through a central angle of 11°35'26", having a radius of 1140.00 feet, the long chord which bears S 52°58'00"E, 230.22 feet;

S 47°10'17"E, 302.87 feet, to the beginning of a curve to the left;

With said curve to the left, an arc distance of 934.96 feet, through a central angle of 50°32'13", having a radius of 1060.00 feet, the long chord which bears S 72°26'23"E, 904.94 feet;

THENCE S 06°22'30"E, at 9.00 feet, passing the northwest corner of Lot 1, Block 1, Lockwood Village Phase 1, an addition to the City of Mansfield, Texas, by plat recorded in Instrument Number D215026092, said County Records, in all, a total distance of 74.57 feet, to the beginning of a curve to the left;

THENCE with said curve to the left, an arc distance of 47.55 feet, through a central angle of 23°41'22", having a radius of 115.00 feet, the long chord which bears S 18°13'02"E, 47.21 feet;

THENCE S 30°03'53"E, 218.97 feet, to the southwest corner of said Lot 1;

THENCE N 60°07'07"E, 348.68 feet, to the southeast corner of said Lot 1 and the west right-of-way line of Matlock Road (variable width right-of-way) and being the west line of that tract of land described by permanent right-of-way document, recorded in Instrument Number D206033652 (Tract 2), said County Records;

THENCE with said west right-of-way line, the following courses and distances:

S 29°53'36"E, 567.59 feet;

S 33°04'22"E, 90.14 feet;

S 29°53'35"E, 85.00 feet, to the beginning of a curve to the right;

With said curve to the right, an arc distance of 530.73 feet, through a central angle of 30°33'42", having a radius of 995.00 feet, the long chord which bears S 14°36'44"E, 524.47 feet;

S 00°40'09"W, 128.42 feet, to the beginning of a non-tangent curve to the left;

With said non-tangent curve to the left, an arc distance of 221.18 feet, through a central angle of 110°11'58", having a radius of 115.00 feet, the long chord which bears S 05°07'19"W, 188.63 feet, to the most southerly corner of said Tract 2 (D206033652);

S 29°48'20"E, 78.86 feet, to the most northerly corner of that tract of land described by permanent right-of-way document, recorded in Instrument Number D206033652 (Tract 1), said County Records, and the beginning of a non-tangent curve to the left;

With said non-tangent curve to the left, an arc distance of 349.74 feet, through a central angle of 18°08'05", having a radius of 1105.00 feet, the long chord which bears S 20°34'14"E, 348.29 feet;

S 29°38'17"E, 177.85 feet, to the beginning of a curve to the right;

With said curve to the right, an arc distance of 44.84 feet, through a central angle of 05°07'57", having a radius of 500.61 feet, the long chord which bears S 27°04'12"E, 44.83 feet, to the beginning of a reverse curve to the left;

With said reverse curve to the left, an arc distance of 58.66 feet, through a central angle of 06°22'11", having a radius of 527.61 feet, the long chord which bears S 27°41'26"E, 58.63 feet;

S 29°38'21"E, 81.27 feet, to the intersection of said west right-of-way line and the northwest right-of-way line of Heritage Parkway (variable width right-of-way) and the beginning of a curve to the right;

THENCE with said curve to the right, an arc distance of 89.85 feet, through a central angle of 88°45'46", having a radius of 58.00 feet, the long chord which bears S 14°44'36"W, 81.13 feet;

THENCE with said northwest right-of-way line, the following courses and distances:

S 59°07'30"W, 743.20 feet;

N 75°51'45"W, 21.21 feet;

N 30°52'30"W, 8.22 feet;

S 59°07'30"W, 60.00 feet;

S 30°52'30"E, 8.22 feet;

S 14°07'30"W, 21.21 feet;

S 59°07'30"W, 475.92 feet, to the beginning of a curve to the right;

With said curve to the right, an arc distance of 85.04 feet, through a central angle of 07°09'54", having a radius of 680.00 feet, the long chord which bears S 62°42'27"W, 84.98 feet, to the beginning of a reverse curve to the left;

With said reverse curve to the left, an arc distance of 66.17 feet, through a central angle of 07°13'16", having a radius of 525.00 feet, the long chord which bears S 62°40'46"W, 66.12 feet;

S 59°08'32"W, 156.53 feet, to the most southerly southwest corner of said remainder tract and the intersection of said northwest right-of-way line and the northeast right-of-way line of Regency Parkway (70 foot right-of-way), as recorded in Instrument Number D217170559, said County Records;

THENCE with said northeast right-of-way line, the following courses and distances:

N 75°40'40"W, 21.14 feet;

N 30°28'41"W, 25.14 feet;

N 30°23'23"W, 51.59 feet, to the beginning of a curve to the left;

With said curve to the left, an arc distance of 278.96 feet, through a central angle of 17°29'15", having a radius of 914.00 feet, the long chord which bears N 39°08'02"W, 277.88 feet;

THENCE N 42°26'40"E, 46.96 feet, departing said northeast right-of-way line, to the beginning of a curve to the right;

THENCE with said curve to the right, an arc distance of 94.79 feet, through a central angle of 20°53'18", having a radius of 260.00 feet, the long chord which bears N 52°53'19"E, 94.26 feet, to the beginning of a reverse curve to the left;

THENCE with said reverse curve to the left, an arc distance of 83.17 feet, through a central angle of 18°19'42", having a radius of 260.00 feet, the long chord which bears N 54°10'07"E, 82.82 feet, to the beginning of a reverse curve to the right;

THENCE with said reverse curve to the right, an arc distance of 36.78 feet, through a central angle of 08°06'19", having a radius of 260.00 feet, the long chord which bears N 49°03'26"E, 36.75 feet;

THENCE N 53°06'35"E, 110.78 feet, to the beginning of a curve to the left;

THENCE with said curve to the left, an arc distance of 344.48 feet, through a central angle of 26°19'00", having a radius of 750.00 feet, the long chord which bears N 39°57'05"E, 341.46 feet;

THENCE N 26°47'35"E, 26.61 feet, to the beginning of a non-tangent curve to the right;

THENCE with said non-tangent curve to the right an arc distance of 112.80 feet, through a central angle of 64°18'23", having a radius of 100.50 feet, the long chord which bears N 36°32'00"W, 106.97 feet, to the beginning of a non-tangent curve to the right;

THENCE with said non-tangent curve to the right, an arc distance of 631.57 feet, through a central angle of 25°13'33", having a radius of 1434.50 feet, the long chord which bears N 79°44'19"W, 626.49 feet, to the beginning of a reverse curve to the left;

THENCE with said reverse curve to the left, an arc distance of 108.10 feet, through a central angle of 30°58'05", having a radius of 200.00 feet, the long chord which bears N 82°36'34"W, 106.79 feet;

THENCE S 81°54'23"W, 36.99 feet, to the beginning of a non-tangent curve to the right;

THENCE with said non-tangent curve to the right, an arc distance of 265.51 feet, through a central angle of 32°01'34", having a radius of 475.00 feet, the long chord which bears S 07°55'10"W, 262.06 feet, to the beginning of a reverse curve to the left;

THENCE with said reverse curve to the left, an arc distance of 260.82 feet, through a central angle of 12°27'12", having a radius of 1200.00 feet, the long chord which bears S 17°42'21"W, 260.31 feet, returning to said northeast right-of-way line and being the beginning of a non-tangent curve to the left;

THENCE with said non-tangent curve to the left and said northeast right-of-way line, an arc distance of 18.78 feet, through a central angle of 01°10'38", having a radius of 914.00 feet, the long chord which bears N 78°09'32"W, 18.78 feet, to the most westerly southwest corner of said remainder tract and the southeast corner of Lot 1, Block 1, 75 Regency Addition, an addition to said City of Mansfield, plat recorded in Instrument Number D219212887, said County Records;

THENCE N 29°09'31"W, 1149.35 feet, with the west line of said remainder tract, to the northeast corner of a 35 foot right-of-way dedication recorded in Instrument Number D221127079 and the most easterly corner of Lot 1, Block 3, McCaslin Business Park, an addition to said City of Mansfield, plat recorded in Cabinet A, Slide 8669, both of said County Records;

THENCE N 29°36'36"W, 1149.94 feet, with said west line, to the northeast corner of a 35 foot right-of-way dedication recorded in Instrument Number D216107477 and the southeast corner of a 30 foot right-of-way dedication recorded in Instrument Number D221317609, both of said County Records, and being in the aforementioned east right-of-way line of Cross Creek Drive;

THENCE N 30°07'05"W, 355.04 feet, with said east right-of-way line and continuing with said west line, to the Point of Beginning and containing 6,667,848 square feet or 153.073 acres of land more or less.

“Integral Parts of this Document”

1. Description (5 Pages)
2. Exhibit

“This document was prepared under 22 TAC 138.95 and is not to be used to convey or establish interests in real property except those rights and interest implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared”



**City of Mansfield
Staff Report**

Item ID: 26-2446

Agenda Date: August 10, 2026

Title

26-2446: Ordinance - Public Hearing Continuation and Second and Final Reading on an Ordinance Approving Proposed Amendments of Chapter 155, "Zoning," of The Code Of Ordinances of the City of Mansfield, Texas, by Amending Section 155.012 to Establish Definitions Related to Commercial Drone Delivery; Amending Section 155.054(F), Table "F" and Table "O," to Allow Commercial Drone Delivery by Right or By Specific Use Permit in the C-1, C-2, C-3, I-1, I-2, and PD Districts; Amending Section 155.099 to Establish Special Conditions Governing Commercial Drone Delivery and Revise Special Conditions Governing Airports, Heliports, Helistops, And Vertiports (OA#26-002)

Description/History

Earlier this year, representatives of commercial drone delivery operators met with City Staff regarding existing and potential operations in Mansfield. Staff subsequently developed proposed zoning regulations for commercial drone delivery hubs, staging areas, kiosks, and related ground-based facilities. The proposed regulations were discussed during an April 13, 2026, City Council work session and a series of Planning and Zoning Commission work sessions and public hearings, with revisions made in response to feedback from the City Council, Commission, industry representatives, and Staff's review of regulations adopted by other North Texas communities.

On July 27, 2026, the City Council conducted the first reading and public hearing and voted 5-0 to continue the public hearing to August 10, 2026. The City Council also directed Staff to revise the ordinance to require a Specific Use Permit for all Commercial Drone Delivery Hubs.

Staff recommends continuing the second reading and public hearing to October 12, 2026, to allow an additional City Council work session focused specifically on Commercial Drone Delivery Kiosks and the appropriate approval process and development standards for those facilities. The work session is anticipated for either September 14 or September 28, 2026. Staff will incorporate the City Council's direction into a revised ordinance for consideration on October 12, 2026.

Strategic Initiative

Focus on the Future

Develop Strong Economy

Recommendation

The Department of Planning and Development Services requests that the public hearing be continued to the October 12, 2026, meeting.

Funding Source

N/A

Prepared By

Katasha Smithers, Planning Manager - Current Planning - (817) 276-4235



**City of Mansfield
Staff Report**

Item ID: 26-2552

Agenda Date: August 10, 2026

Title

26-2552: Discussion and Possible Action Regarding the Proposed Tax Rate

Description/History

Most taxing units are required to file one notice before adoption of a tax rate in compliance with Tax Code requirements. Local government taxing units must comply with notice requirements in the Property Tax Code. The Notice of Public Hearing on Tax Rate (Form 50-876) provides details about the no-new-revenue tax rate, voter-approval tax rate and the proposed tax rate. The notice includes the date and time of the meeting to adopt a tax rate. Form 50-876 (attached) also includes a section listing all members of the governing body and how each member voted on the proposal to consider the tax rate.

As of 4:00 p.m. on the date this agenda is posted (8/4/26), the City has not received the Truth in Taxation (TNT) form with the tax rate calculations.

Strategic Initiative

Develop Strong Economy

Recommendation

Staff recommends a discussion on the proposed tax rate and possible action prior to publication of the required Notice of Public Hearing on the Tax Rate.

Funding Source

N/A

Prepared By

Troy Lestina, Deputy City Manager/Chief Financial Officer - (817) 276-4258

This notice only applies to a taxing unit other than a special taxing unit or municipality with a population of less than 30,000, regardless of whether it is a special taxing unit.

Page 119 of 121

The 86th Texas Legislature modified the manner in which the voter-approval tax rate is calculated to limit the rate of growth of property taxes in the state.

The following table compares the taxes imposed on the average residence homestead by _____ last year
(name of taxing unit)
to the taxes proposed to be imposed on the average residence homestead by _____ this year.
(name of taxing unit)

	2025	2026	Change
Total tax rate (per \$100 of value)	2025 adopted tax rate	2026 proposed tax rate	(Increase/Decrease) of (nominal difference between tax rate for preceding year and proposed tax rate for current year) per \$100, or (percentage difference between tax rate for preceding year and proposed tax rate for current year)%
Average homestead taxable value	2025 average taxable value of residence homestead	2026 average taxable value of residence homestead	(Increase/Decrease) of (percentage difference between average taxable value of residence homestead for preceding year and current year)%
Tax on average homestead	2025 amount of taxes on average taxable value of residence homestead	2026 amount of taxes on average taxable value of residence homestead	(Increase/Decrease) of (nominal difference between amount of taxes imposed on the average taxable value of a residence homestead in the preceding year and the amount of taxes proposed on the average taxable value of a residence homestead in the current year), or (percentage difference between taxes imposed for preceding year and taxes proposed for current year)%
Total tax levy on all properties	2025 levy	(2026 proposed rate x current total value)/100	(Increase/Decrease) of (nominal difference between preceding year levy and proposed levy for current year), or (percentage difference between preceding year levy and proposed levy for current year)%

(Include the following text if these no-new-revenue maintenance and operations rate adjustments apply for the taxing unit)

No-New-Revenue Maintenance and Operations Rate Adjustments

State Criminal Justice Mandate (counties)

The _____ County Auditor certifies that _____ County has
(county name) (county name)
 spent \$ _____ in the previous 12 months for the maintenance and operations cost
(amount minus any amount received from state revenue for such costs)
 of keeping inmates sentenced to the Texas Department of Criminal Justice. _____ County
(county name)
 Sheriff has provided _____ information on these costs, minus the state revenues
(county name)
 received for the reimbursement of such costs.

This increased the no-new-revenue maintenance and operations rate by _____ /\$100.

Indigent Health Care Compensation Expenditures (counties)

The _____ spent \$ _____ from July 1 _____ to June 30 _____
(name of taxing unit) (amount) (prior year) (current year)
 on indigent health care compensation procedures at the increased minimum eligibility standards, less the amount of state assistance.
 For current tax year, the amount of increase above last year's enhanced indigent health care expenditures is \$ _____
(amount of increase)

This increased the no-new-revenue maintenance and operations rate by _____ /\$100.

Indigent Defense Compensation Expenditures (counties)

The _____ spent \$ _____ from July 1 _____ to June 30 _____
(name of taxing unit) (amount) (prior year) (current year)
 to provide appointed counsel for indigent individuals in criminal or civil proceedings in accordance with the schedule of fees adopted
 under Article 26.05, Code of Criminal Procedure, and to fund the operations of a public defender's office under Article 26.044, Code
 of Criminal Procedure, less the amount of any state grants received. For current tax year, the amount of increase above last year's
 enhanced indigent defense compensation expenditures is \$ _____
(amount of increase)

This increased the no-new-revenue maintenance and operations rate by _____ /\$100.

Eligible County Hospital Expenditures (cities and counties)

The _____ spent \$ _____ from July 1 _____ to June 30 _____
(name of taxing unit) (amount) (prior year) (current year)
 on expenditures to maintain and operate an eligible county hospital.

For current tax year, the amount of increase above last year's eligible county hospital expenditures is \$ _____
(amount of increase)

This increased the no-new-revenue maintenance and operations rate by _____ /\$100.

(If the tax assessor for the taxing unit maintains an internet website)

For assistance with tax calculations, please contact the tax assessor for _____
(name of taxing unit)
 at _____ or _____, or visit _____
(telephone number) (email address) (internet website address)
 for more information.

(If the tax assessor for the taxing unit does not maintain an internet website)

For assistance with tax calculations, please contact the tax assessor for _____
(name of taxing unit)
 at _____ or _____
(telephone number) (email address)