



ROUNDTABLE RECAP

QUARTER 2 - 2026

05.04.2026

Hello and happy Monday. Thank you to those who joined our April call. Here is an overview of what was presented.

REGULATORY COMPLIANCE

This quarter, we were joined by Regulatory Compliance Supervisor Jarred Mason. Jarred walked participants through an overview of what Code Compliance does as well as common violations. The full slide deck is attached.

Regulatory Compliance Department

SCAN ME



www.mansfieldtexas.gov/RegulatoryCompliance

DEPARTMENTAL QUARTERLY

The Mansfield Quarterly for the second quarter of FY 2026 is out now.

Read about it and all the last quarter's goings-on [HERE!](#)



COMMON QUESTIONS

Q: What time frame can trash/recycling be put out?

A: This item is regulated by Ord. 1924-14. Materials cannot be placed any earlier than 1 p.m. the day before, and containers must be removed no later than 12 p.m. the day following collection.

Q: Who is responsible for tree trimming?

A: It depends on the location. However, you are able to trim a limb that is encroaching onto your property, though we recommend reaching out to your neighbor first to discuss.

**NEXT MEETING IS 6PM
JULY 23**

Neighborhood Leadership Roundtable

04.23.2026



AGENDA



Regulatory
Compliance



Communications



Special Events &
General Updates



Questions?

Regulatory Compliance

HOA Leaders Roundtable | April 23, 2026





OUR MISSION

To protect property owners' investments and promote the public health, safety, and welfare of the community and its animals, and where violations occur, work with residents to achieve compliance through efficient and fair processes.





CODE COMPLIANCE



Who We Are

- Enforce City Ordinances
- Protect Property Owners' Investments
- Promote the Health & Welfare of the Community

Responsibilities of Code Officers

- Work with residents and businesses to gain compliance

Enforce:

- Nuisance Codes
- Building Codes
- Zoning & Land Use
- Environmental Codes
- Other City Ordinances

Regulatory Compliance Department

SCAN ME



Code Compliance



www.mansfieldtexas.gov/RegulatoryCompliance

What Happens to a Complaint?

CITY OF
MANSFIELD

Steps for Code Compliance Process

THE PROCESS
FOR RESOLVING
VIOLATIONS



STEP 01 Complaint Received

Upon receipt of a complaint, it is assigned to a Code Compliance Officer



STEP 02 Initial Investigation

An initial inspection will be conducted within 72 hours to verify if a violation exists



STEP 03 Violation Found

If a violation exists, the property owner is notified and given a deadline to come into compliance, typically 10 days



STEP 04 Re-Inspection for Compliance

A re-inspection will be conducted to verify if compliance has been achieved. If there is still a violation, enforcement steps are taken



STEP 05 Enforcement

Enforcement steps can take multiple formats, such as abatement, citation(s), or coordination of volunteer resources

Want to report a code violation? Visit www.mansfieldtexas.gov/reportviolation

What Happens if Compliance Isn't Met?



Abatement Warrants

The City may step in to correct the violation.

This can include:

- Mowing tall grass
- Cutting overhanging tree limbs
- Removing trash or debris
- Removing junked vehicles



Citations

Another option if no voluntary compliance is met would be to issue citations.

If the issue cannot be fixed by the City, a citation may be issued.

Citations can result in fines and court action until the property is brought into compliance.

Workload By the Numbers

Staff Levels:

- Equivalent of 4 Officers (with district)

2023 Caseload:

- 2,672 Cases
- 1,177 Online Complaints

2024 Caseload:

- 2,162 Cases
- 1,247 Online Complaints

2025 Caseload:

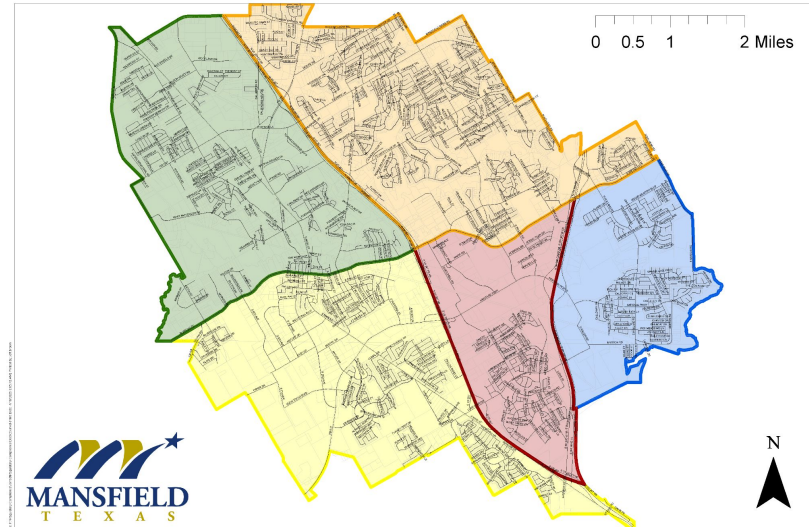
- 2,902 Cases
- 1,071 Online Complaints

Total Parcels (in City) = 30,001

TAKE-AWAY MESSAGE

- The more developed an area, the higher the number of cases and complaints generated from that district.

NW	NE
5,969 Parcels 289 Complaints 759 Cases	10,698 Parcels 428 Complaints 968 Cases
SW	SE
6,451 Parcels 208 Complaints 630 Cases	6,883 Parcels 146 Complaints 545 Cases





**WHAT COMMON VIOLATIONS DO WE
ENFORCE IN RESIDENTIAL &
COMMERCIAL AREAS?**

High Weeds & Grass

Ordinance Overview

- Maximum Height: Grass and weeds must be maintained at 10 inches or less.
- Applies To: All properties, including residential yards, vacant lots, and alleyways

Why It Matters

- Overgrown vegetation can create fire hazards
- Attracts pests and rodents
- Detracts from neighborhood appearance
- Can impact property values

Property Owner Responsibilities

- Regular mowing and trimming of grass and weeds
- Removal of overgrowth from fence lines, sidewalks, and curbs.
- Maintenance of adjacent alleyways, if applicable.



Outside Storage

What Is Outside Storage?

- Items kept outside that are not designed for exterior use
- Includes but not limited to:
 - Furniture (indoor-type)
 - Appliances (refrigerators, stoves, etc.)
 - Auto parts, tires
 - Building materials, scrap metal

City Ordinance Highlights

- All outside storage must be:
 - Out of public view (screened or enclosed)
 - Properly maintained and does not cause a nuisance

Why does it matter?

- Outside storage can make neighborhoods look cluttered or neglected.
- Improperly stored items attract rodents, snakes, and pest.
- May contribute to standing water and mosquito breeding.
- Can create fire hazards if materials are flammable or block emergency access



Trash & Debris

What the Ordinance Requires

- All properties must remain free of: Trash, litter, and debris
- Discarded furniture, appliances, tires, scrap wood and construction material.

When to Place Trash at the Curb

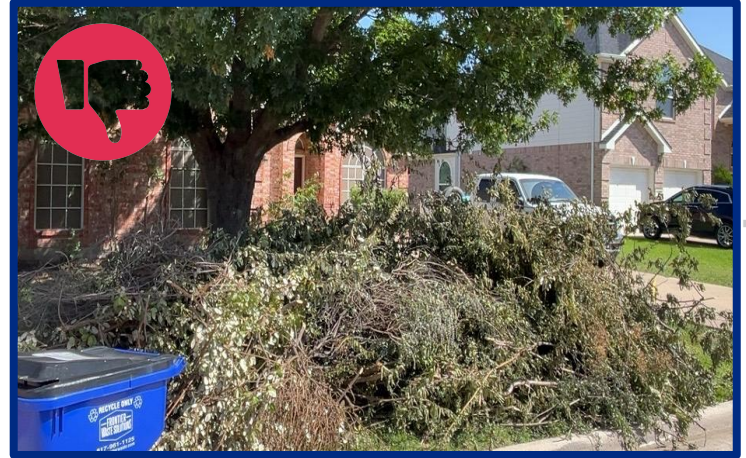
- Latest Placement: Before 7:00 AM on your collection day.

Common Violations

- Piles of bulk & trash outside collection days
- Loose garbage or debris in yards or alleyways
- Furniture, mattresses, or appliances left curbside for extended periods.

How to Stay in Compliance

- Schedule bulk pickup
- Remove trash bins promptly after collection
- Maintain yard, curbside areas, sidewalks, and alleyways clear of waste



Fence Violations

What is a fence violation?

- Leaning, broken, or collapsing
- Missing boards or panels
- Structurally unsound or unsafe

Ordinance Requirements

- All fences must be maintained in good condition
- Property owners are responsible for:
 - Repairing, replacing, or removing damaged fences
 - Ensuring fences do not create hazards or nuisances
- All swimming pools must be enclosed at all times by a fence, wall, or barrier at least four feet high, with no gaps larger than four inches. Gates must be self-closing and self-latching, with latches at least three feet above ground



Overhanging Tree Limbs

What the Ordinance Requires

- Must not obstruct signs, traffic signals, or driver visibility
- Tree limbs must not overhang sidewalks, streets, or alleys
 - 9 ft above sidewalks
 - 14 ft above streets

Common Violations

- Low-hanging branches obstructing pedestrian pathways or vehicles.
- Tree branches obstructing the view of stop signs and traffic signals.

Property Owner Responsibilities

- Keep branches and limbs trimmed back to prevent interference with public areas
- Ensure branches are at least 9 feet above sidewalks and 14 feet above streets
- Remove dead or dangerous trees that pose a hazard to the property or surrounding areas



Junked Motor Vehicles

Ordinance Overview

- A self-propelled motor vehicle that is wrecked, dismantled, discarded, or inoperable
- Inoperable for more than:
 - 72 consecutive hours on public property
 - 30 consecutive days on private property
- Displays an expired license plate or no license plate

How can it be considered a nuisance?

- Reduces the value of nearby property
- Attracts vandalism
- Creates potential fire hazards
- Poses risks to public safety and welfare

How to Stay in Compliance

- Keep vehicles in operable condition
- Ensure vehicles display a current license plate & registration
- Store inoperable vehicles inside a garage or enclosed structure
- Remove or repair any junked vehicles before deadlines



Parking On The Grass

City Ordinance Highlights

- Vehicles must be parked on a paved concrete surface (driveway or approved parking area).
- Paved surface must be solid concrete (not gravel, dirt, or grass).
- **Exception:** Vehicles may be parked in the side or rear yard if enclosed by a 6-ft opaque fence.

How to Stay in Compliance

- Park only on your driveway or designated paved area.
- If you need extra space, consider adding a permitted concrete extension.
- Avoid parking on lawns, dirt, or gravel.



Did you know? **Permits** are Required for Portable On Demand Storage Units

When placed improperly or for long periods of time, storage units can damage your property or impact traffic.

PODS unit permits are valid for up to thirty (30) days. One (1) extension for up to thirty (30) days may be granted upon written request to and approval by the Regulatory Compliance Department. No more than one (1) unit may be placed on a property, and no more than one (1) permit may be issued per twelve (12) months.

PODS unit placement:

- Cannot obstruct vehicular or pedestrian traffic
- Must minimize sight line interference
- Cannot encroach on drainage easements/areas of rights-of-way
- Cannot encroach on a sidewalk
- No more than one (1) unit is allowed
- Must be placed on an improved surface, which is a stable base that is not in danger of water run-off or flooding

After approval of your application, and payment of the fee (\$5.00), you will receive a permit valid for 30 days from the date of issuance. The permit must be affixed to the exterior of the unit.



Code Compliance

NEW TO TOWN? WELCOME!

WE KNOW MOVING IS A LOT OF WORK.

Moving or renovating a home can be a stressful process if you don't have all of the permits you need. Did you know Portable On Demand Storage Units require a permit?

When placed improperly or for long periods of time, storage units can damage your property or impact traffic. If you're planning to use a portable storage unit, be sure to fill out an online permit application today! Give us a call if you have any questions. Thank you!



REGULATORY COMPLIANCE

- ✉ REGULATORY.COMPLIANCE@MANSFIELDTEXAS.GOV
- ☎ 817-276-4221
- 🌐 MANSFIELDTEXAS.GOV/PODS





QUESTIONS?

Thank You!

Understanding the basics helps you avoid enforcement and keeps your property in good standing.



Stay familiar with city ordinances.



Keep your property well maintained.



Reach out if you have any questions or concerns in your area.

Contact Us

Nicolette Ricciuti

Director of Regulatory Compliance
nicolette.ricciuti@mansfieldtexas.gov

Lori Strittmatter

Regulatory Compliance Manager
lori.strittmatter@mansfieldtexas.gov

Marisa Loera

Regulatory Compliance Coordinator
marisa.loera@mansfieldtexas.gov

Jarred Mason

Regulatory Compliance Field Supervisor
jarred.mason@mansfieldtexas.gov

Ruben Renteria

Code Compliance Officer
ruben.renteria@mansfieldtexas.gov

Chase Tripp

Combination Inspector
chase.tripp@mansfieldtexas.gov

Marquii Thomas

Code Compliance Officer
marquii.thomas@mansfieldtexas.gov

Dale Thomas

Code Compliance Officer
dale.thomas@mansfieldtexas.gov

James Triplett

Multifamily Inspector
james.triplett@mansfieldtexas.gov

Communications & Outreach



Mansfield Fan Zone

- The City has launched a website MansfieldFanZone.com to serve as your hub for all things **Summer of Soccer**
- There is information for residents, visitors and businesses
 - For many asking about short term rentals, you can learn more [HERE](#).

Communications & Outreach



Council Chat

- Visit with your City Council members in a casual setting
- No formal presentation
- Opportunity to ask questions, share a concern, or simply chat

Upcoming Dates

- 1:30 - 3 p.m. - Thursday, Bahama Bucks, 1571 E. Debbie Lane
- Dates TBD in July and Aug.



Communications & Outreach



HOW TO SIGN UP FOR MANSFIELD'S EMERGENCY ALERT SYSTEM

Emergency Alert System Sign Up

- MansfieldTexas.gov/EmergencyAlerts
- You will have the option to sign up for 24/7 or time gated



General Updates

- The Mansfield Quarterly for second quarter of FY 2026 is now out. Check out what the city departments have been working on this past quarter.

[Quarterly Report Link](#)

Our next meeting will be July 23. Let me know if you have a specific department or concern you would like covered.



AMERICA 250

in MANSFIELD TX

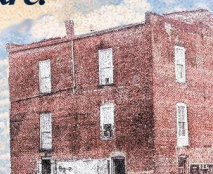
Letters to 2076

★ A Community Time Capsule Project ★

— Write a letter to the future. —

As we mark America's 250th anniversary, residents of Mansfield are invited to write a letter to the people who will live here in 2076, the United States' 300th birthday.

Your letter will be preserved in the official City Time Capsule to be opened 50 years from now.



Who Can Participate?

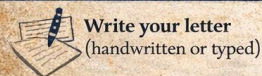
Everyone!

- Students
- Families
- Seniors
- Community groups
- Businesses & organizations

What Can You Write About? ★

- What life is like in Mansfield in 2026
- Your hopes for the future
- Favorite local places or traditions
- Advice or messages for future residents

★ How to Participate ★



Write your letter
(handwritten or typed)



Submit online
or drop it off at
participating locations

Deadline to Submit:
October 31, 2026

Time Capsule Sealing Ceremony:
City Hall, December 2026



Learn more or submit your letter:

www.mansfieldtexas.gov/1964/Historic-Preservation-Event-Hub



Upcoming Special Events

- **Historic Downtown Car Show – Sat., May 9**
9 a.m. - 2 p.m. @ Walnut St.
[All Historic Preservation Events](#)
- **Kickoff to Commerce workshop – Tues., May 12**
Own a small business? Join us for a workshop designed to help you prepare for increased visitor traffic and make the most of opportunities the *Summer of Soccer* brings!
- **Juneteenth Celebration, Fri., June 19**
5-9 p.m. @ Geyer Commons, 605 E. Broad St.
- **Make Music Day & More – Sun., June 21**
More details to follow



QUESTIONS / CONCERNS?

bernadette.mccranie@mansfieldtexas.gov

