



City Council - Regular Meeting

February 23, 2026 - 1:00 PM

Council Chambers

1200 E. Broad St., Mansfield, TX 76063

1. CALL MEETING TO ORDER

2. WORK SESSION

Presentation of the Pavement Condition Index

Discussion Regarding the February 23, 2026 Consent Agenda Items

3. RECESS INTO EXECUTIVE SESSION

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

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

- i. Seek Advice of City Attorney Regarding the City's Parking Ordinances
- ii. Seek Advice of City Attorney Regarding Contractual Negotiations
- iii. Seek Advice of City Attorney Regarding Texas Commission on Environmental Quality SOAH Docket No. 2025-0906-MWD (TPDES Permit No. WQ00164111001)
- iv. Seek Advice of City Attorney Regarding Texas Commission on Environmental Quality Proposed Permit No. 2256C
- v. Seek Advice of City Attorney Regarding Rental Policies
- vi. Seek Advice of City Attorney Regarding Employee Speaker Policy
- vii. Seek Advice of City Attorney Regarding Legal Issues Pertaining to Economic Development Projects Listed in Section 3.D of the Agenda

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

- i. Land Acquisition for Future Development
- ii. Land Acquisition #25-06
- iii. Land Acquisition #26-01

C. Personnel Matters Pursuant to Section 551.074

i. Board Appointments

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

i. Economic Development Project #21-33

ii. Economic Development Project #26-02

4. JOINT WORK SESSION WITH THE MANSFIELD YOUTH COUNCIL

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

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

6. INVOCATION

7. PLEDGE OF ALLEGIANCE

8. TEXAS PLEDGE

9. PRESENTATION

Presentation of the Salvation Army Red Kettle Mayoral Challenge Trophy

10. CITIZEN COMMENTS

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

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

11. COUNCIL COMMENTS

12. STAFF COMMENTS

A. City Manager or Authorized Representative

i. Current/Future Agenda Items

ii. City Manager Updates

iii. Departmental Updates

13. TAKE ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION

14. APPROVAL OF SUB-COMMITTEE MINUTES

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

Presenters: Susana Marin, City Secretary

Attachments:

1. 2-9-26 Draft Minutes

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

Presenters: Susana Marin, City Secretary

Attachments:

1. 2-9-26 Draft Minutes

15. CONSENT AGENDA

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

Presenters: Raymond Coffman, Director of Engineering Services

Attachments:

1. Resolution
2. Map

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

Presenters: Jeff Price, Executive Director of Public Works

Attachments:

1. Resolution
2. Exhibit A

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

Presenters: Victor Flores, City Attorney

Attachments:

1. Resolution

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

Presenters: Casey Lewis, Executive Project Manager/Broker

Attachments:

1. Resolution
2. Contract

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

Presenters: Victor Flores, City Attorney

Attachments:

1. Resolution
2. Draft Policy Including Nonpartisan Civic Discussion Request and Affidavit Form

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

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

Presenters: Victor Flores, City Attorney

Attachments:

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

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

Presenters: Casey Lewis, Executive Project Manager/Broker

Attachments:

1. Resolution
2. Contract

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

Presenters: Susana Marin, City Secretary

Attachments:

1. 2-5-26 Draft Minutes

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

Presenters: Susana Marin, City Secretary

Attachments:

1. 2-9-26 Draft Minutes

16. OLD BUSINESS

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

Presenters: Victor Flores, City Attorney

Attachments:

1. Ordinance
2. Redline

17. PUBLIC HEARING AND RESOLUTION

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

Presenters: Raymond Coffman, Director of Engineering Services

Attachments:

1. Resolution
2. Exhibit A

18. PUBLIC HEARING CONTINUATION AND SECOND AND FINAL READING

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

Presenters: Clayton Comstock, Executive Director of Planning and Development

Attachments:

1. Ordinance

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

19. NEW BUSINESS

25-1916: Board Appointments: Keep Mansfield Beautiful Commission

Presenters: Susana Marin, City Secretary

Attachments: None

20. ADJOURN

CERTIFICATION

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



Susana Marin, City Secretary

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