



**City Council - Regular Meeting**

**March 23, 2026 - 3:00 PM**

Council Chambers

1200 E. Broad St., Mansfield, TX 76063

**1. CALL MEETING TO ORDER**

**2. WORK SESSION**

Discussion Regarding Speed Limit and School Zone Changes on Cannon Dr.

Discussion Regarding Transportation Options

Discussion Regarding the March 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 Contractual Negotiations

ii. Seek Advice of City Attorney Regarding Zoning and Land Use Regulations

iii. Seek Advice of City Attorney Regarding Federal Tax Matters

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

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

i. Land Acquisition for Future Development

ii. Land Acquisition Project #26-02

**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**

i. Economic Development Project #21-33

ii. Economic Development Project #22-27

- iii. Economic Development Project #25-01
- iv. Economic Development Project #25-07
- v. Economic Development Project #25-15

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

**5. INVOCATION**

**6. PLEDGE OF ALLEGIANCE**

**7. TEXAS PLEDGE**

**8. PROCLAMATION**

Proclamation — North Texas Community Cleanup Challenge 2026

**Presenters:** Lindsey Mondon, Public Education Specialist

**Attachments:**

- 1. Proclamation

Proclamation — National Library Week

**Presenters:** Yolanda Botello, Director of Library and Historical Services

**Attachments:**

- 1. Proclamation

**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

**26-2041:** Review of the Monthly Financial Report for the Period Ending December 31, 2025

**Presenters:** Darcy Lupton, Director of Financial Services

**Attachments:**

- 1. December FY26 Council Report

**12. TAKE ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION**

### 13. APPROVAL OF SUB-COMMITTEE MINUTES

**26-2039:** Minutes - Approval of the March 9, 2026 Annual Audit Sub-Committee Meeting Minutes (vote will only be taken by members of the sub-committee: Evans (Chair), Broseh, and Tonore)

**Presenters:** Susana Marin, City Secretary

**Attachments:**

1. 3-9-26 Draft Minutes

**26-2043:** Minutes - Approval of the March 9, 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. 3-9-26 Draft Minutes

### 14. CONSENT AGENDA

**26-2040:** Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Approving Amendments to the Animal Shelter Advisory Committee Bylaws; 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:** Nicolette Ricciuti, Director of Regulatory Compliance

**Attachments:**

1. Resolution
2. Exhibit A

**26-2050:** Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Rejecting All Proposals for the Mansfield Custom Events Calendar Web Application Received Through a Public Request For Proposal; 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:** Bernadette McCranie, Director of Communications and Outreach

**Attachments:**

1. Resolution

**26-2052:** Resolution – A Resolution of the City Council of the City of Mansfield, Texas, Approving a Cost Reimbursement Agreement For Rockwood Lift Station and Force Main Improvements Between the City of Mansfield, Texas and Bisbee Ranch, LLC in an Amount Not to Exceed \$1,028,000.64; Authorizing the City Manager, or Designee, To Negotiate, Finalize, and Execute the Cost Reimbursement Agreement; Finding that the Meeting at Which this Resolution is Passed is Open to the Public as Required By Law; And Declaring an Effective Date (Utility Fund)

**Presenters:** Raymond Coffman, Director of Engineering Services

**Attachments:**

1. Resolution
2. Cost Reimbursement Agreement
3. Exhibit A
4. Exhibit B

**26-2038:** Minutes - Approval of the March 9, 2026 Regular City Council Meeting Minutes

**Presenters:** Susana Marin, City Secretary

**Attachments:**

1. 3-9-26 Draft Minutes

### 15. PUBLIC HEARING

**25-1725:** Public Hearing on a Request Submitted by Triangle Engineering for a Specific Use Permit to Allow a Car Wash at 1561 E Broad Street, Located on 2.6 acres and Situated in the Henry Odele Survey Abstract No. 1196 Tract 4 (SUP25-004). *The applicant has requested a continuance of the Public Hearing to the April 13, 2026, scheduled City Council meeting.*

**Presenters:** Clayton Comstock, Executive Director of Planning and Development

**Attachments:**

1. Maps and Supporting Information
2. Exhibit A - Legal Description

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

**Presenters:** Clayton Comstock, Executive Director of Planning and Development

**Attachments:**

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

**16. ADJOURN**

**CERTIFICATION**

THIS IS TO CERTIFY THAT A COPY OF THE NOTICE OF the March 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 March 17, 2026 prior to 5:00 p.m., in compliance with Chapter 551, Texas Government Code.



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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.