



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.