



City Council - Regular Meeting

August 24, 2026 - 2:00 PM

Council Chambers

1200 E. Broad St., Mansfield, TX 76063

1. CALL MEETING TO ORDER

2. WORK SESSION

Discussion Regarding the August 24, 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, 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 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

C. Personnel Matters Pursuant to Section 551.074

i. City Attorney Employment, Evaluation, and Duties

ii. 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 #22-12

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. 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.

9. COUNCIL COMMENTS

10. STAFF COMMENTS

A. City Manager or Authorized Representative

i. Current/Future Agenda Items

ii. City Manager Updates

iii. Departmental Updates

Texas Tech University Health Sciences Center

Geyer Commons Update

11. TAKE ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION

12. APPROVAL OF SUB-COMMITTEE MINUTES

26-2651: Minutes - Approval of the August 10, 2026 Tax Increment Reinvestment Zone #4 Board Meeting Minutes

Presenters: Susana Marin, City Secretary

Attachments:

1. 8-10-26 Draft Minutes

13. CONSENT AGENDA

26-2607: Resolution - A Resolution of the City Council of the City of Mansfield, Texas Finding that SiEnergy Gas, LLC's Statement of Intent to Increase Rates Filing within the City Should be Denied; Finding that the City's Reasonable Rate Case Expenses shall be Reimbursed by the Company; Finding that the Meeting at Which this Resolution is Passed is Open to the Public as Required by Law; Requiring Notice of this Resolution to the Company and Legal Counsel; And Providing an Effective Date

Presenters: Victor Flores, City Attorney

Attachments:

1. Resolution

26-2647: Resolution – A Resolution of the City Council of the City of Mansfield, Texas, Awarding a Construction Contract to CGC General Contractors, Inc. in an Amount Not to Exceed \$876,449.12 for Construction of the Disc Golf Course at James McKnight Park; Finding That the Meeting at Which This

Resolution is Passed is Open to the Public as Required by Law; And Declaring an Effective Date (MPFDC Fund, TPWD Grant)

Presenters: Matt Young, Executive Director of Community Services

Attachments:

1. Resolution
2. Exhibit A

26-2648: Resolution – A Resolution of the City Council of the City of Mansfield, Texas, Approving a Professional Services Contract With LJA Engineering, Inc. in an Amount Not to Exceed \$406,250 for Landscape Architecture and Engineering Design Services for the Forest Brook Linear Trail System; Finding That the Meeting at Which This Resolution is Passed is Open to the Public as Required by Law; And Declaring an Effective Date (MPFDC Fund)

Presenters: Matt Young, Executive Director of Community Services

Attachments:

1. Resolution
2. Exhibit A

26-2653: Resolution — A Resolution of the City Council of the City of Mansfield, Texas, Approving Amendment No. 2 of an Interlocal Agreement for Dick Price Rd. Extension Between the City of Mansfield, Texas and Tarrant County in an Amount Not to Exceed \$1,584,500.00 for the Cooperative Funding for Dick Price Rd. Improvements (Gertie Barrett Rd. to N. Main 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

Presenters: Raymond Coffman, Director of Engineering Services

Attachments:

1. Resolution
2. ILA Amendment No. 2

26-2654: Resolution — A Resolution of the City Council of the City of Mansfield, Texas, Approving Amendment No. 2 of an Interlocal Agreement for Heritage Parkway Between the City of Mansfield, Texas and Tarrant County in an Amount Not to Exceed \$2,807,000.00 for the Cooperative Funding for Heritage Parkway (South Main Street to Commerce Drive); 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: Raymond Coffman, Director of Engineering Services

Attachments:

1. Resolution
2. ILA Amendment No. 2

26-2650: Minutes - Approval of the August 10, 2026 Regular City Council Meeting Minutes

Presenters: Susana Marin, City Secretary

Attachments:

1. 8-10-26 Draft Minutes

14. PUBLIC HEARING AND FIRST READING

26-2657: Ordinance - Public Hearing and First Reading on an Ordinance of the City of Mansfield, Texas, Adopting a Budget for the Ensuing Fiscal Year Beginning October 1, 2026, and Ending September 30, 2027, in Accordance with the Charter of the City of Mansfield and Making Appropriations for the Various Funds in the Various Amounts Thereof; Instructing the City Manager, or Designee, to File the Budget with the City Secretary and Post on the City Website; Repealing all Ordinances or Parts of Ordinances in Conflict Herewith; Providing a Savings Clause; And Providing for an Effective Date

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

Attachments:

1. Ordinance

26-2658: Ordinance - Public Hearing and First Reading on an Ordinance of the City of Mansfield, Texas, Levying the Ad Valorem Taxes for the Tax Year 2026 (Fiscal Year 2026-2027) at a Rate of \$0.639000 per One Hundred Dollars (\$100) Assessed Valuation on all Taxable Property Within the Corporate Limits of the City as of January 1, 2026, to Provide Revenues for the Payment of Current

Expenditures and to Provide an Interest and Sinking Fund on all Outstanding Debts of the City; Providing for Due and Delinquent Dates Together With Penalties and Interest; Providing a Savings Clause; And Declaring an Effective Date

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

Attachments:

1. Ordinance

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) *Applicant has Requested to Table Item Indefinitely.*

Presenters: Clayton Comstock, Executive Director of Planning and Development

Attachments:

1. Letter Requesting to Table

15. PUBLIC HEARING

26-2550: Public Hearing on a Request Submitted by Blazing Hospitality, LLC for a Specific Use Permit for an Eating Establishment with Drive-Through Beverage Service on a 0.78-acre portion of Lot 5, Block 1, Reserve North Addition, and located at 351 Matlock Rd. (SUP26-003)

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 - Elevations
5. Exhibit D - Landscape Plan
6. Exhibit E - Signage Plan
7. Sign Variance Narrative (Applicant)
8. Concept Plan for Remaining Lot

26-2551: Public Hearing on a Request Submitted by Blazing Hospitality, LLC for a Specific Use Permit for an Eating Establishment with Drive-Through Service on 0.97-acre described as Lot 4, Block 1, Reserve North Addition, and located at 2431 E. Broad St. (SUP26-004)

Presenters: Clayton Comstock, Executive Director of Planning and Development

Attachments:

1. Maps and Supporting Information
2. Exhibit A - Legal Description
3. Exhibit B & C - Site Plan & Building Elevations
4. Exhibit D - Landscape Plan
5. Exhibit E - Signage Plan
6. Overall Concept Plan

16. NEW BUSINESS

26-2659: Ordinance - An Ordinance of the City Council of the City of Mansfield, Texas, Considering a Request by Blazing Hospitality, LLC for a Variance to the Minimum Distance Requirements for the Sale of Alcoholic Beverages for On-Premise Consumption on Approximately 2.927 Acres Located at 2041 and 2081 E. Broad Street and Described as Lots 1 and 3, Block 1, Hunters Pointe Broad Street Addition

Presenters: Clayton Comstock, Executive Director of Planning and Development

Attachments:

1. Ordinance
2. Supporting Map Exhibits
3. Applicant's Variance Request Letter

4. Approved Preliminary Plat
5. Exhibit A - Property Legal Description

26-2660: Ordinance - An Ordinance of the City Council of the City of Mansfield, Texas, Approving the 2026 Annual Update to the Service and Assessment Plan and Assessment Roll for the Staybolt Public Improvement District Including the Collection of the 2026 Annual Installments

Presenters: Matt Jones, Assistant City Manager

Attachments:

1. Ordinance
2. Exhibit A

26-2662: Ordinance - An Ordinance of the City Council of the City of Mansfield, Texas, Appointing a Presiding Judge of the Mansfield Municipal Court of Record; Authorizing the City Manager or His Designee to Negotiate, Finalize and Execute a Contract for the Judge of the Mansfield Municipal Court of Record; Providing that this Ordinance shall be cumulative of all Ordinances; Providing for a Severability Clause; and Providing an Effective Date

Presenters: Victor Flores, City Attorney

Attachments:

1. Ordinance
2. Exhibit A

17. ADJOURN

CERTIFICATION

THIS IS TO CERTIFY THAT A COPY OF THE NOTICE OF the August 24, 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 18, 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.

Taxpayer Impact Statement:

NOTE: The Fiscal Year 2027 Budget may be discussed at this meeting. The Fiscal Year 2027 Proposed budget is available at: <https://www.mansfieldtexas.gov/283/Budget-Financial-Reports>. The following table compares the taxes imposed on the median residence homestead by CITY OF MANSFIELD last year to the taxes proposed to be imposed on the median residence homestead by CITY OF MANSFIELD this year.

Fiscal Year (Tax Year)	Median Taxable Homestead (Tarrant)	Tax Rate per \$100 of Value	Estimated Property Tax Bill
FY 2025-2026 (2025)	\$331,879	Adopted 2025 Tax Rate: \$0.639000	\$2,120.71
FY 2026-2027 (2026)	\$296,999	2026 No-New-Revenue Tax Rate: \$0.603794	\$1,793.26
FY 2026-2027 (2026)	\$296,999	Proposed 2026 Tax Rate based on the Proposed Budget for FY 2026-2027: \$0.639000	\$1,897.82