



# CITY OF MANSFIELD

1200 E. Broad St.  
Mansfield, TX 76063  
mansfieldtexas.gov

## Meeting Agenda

### City Council

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Monday, January 13, 2025

2:30 PM

Council Chambers

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#### REGULAR MEETING AMENDED AGENDA

1. **2:30 P.M. - CALL MEETING TO ORDER (Amendment to Agenda)**

2. **RECOGNITION**

Jesse Fernandez Award

3. **WORK SESSION**

Discussion Regarding the January 13, 2025 Posted Agenda Items

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**

Seek Advice of City Attorney Regarding the Enforcement of Certain Zoning Entitlements

Seek Advice of City Attorney Regarding Potential Change Order (Amendment to Agenda)

Seek Advice of City Attorney Regarding Zoning Provisions for Retail Sales of Alcohol (Amendment to Agenda)

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**

Land Acquisition for Future Development

- 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**

Economic Development Project #15-02

Economic Development Project #21-10

Economic Development Project #21-33

- 5. **6:00 PM OR IMMEDIATELY FOLLOWING EXECUTIVE SESSION - RECONVENE INTO REGULAR BUSINESS SESSION**
  
- 6. **INVOCATION**
  
- 7. **PLEDGE OF ALLEGIANCE**
  
- 8. **TEXAS PLEDGE**

"Honor the Texas Flag; I Pledge Allegiance to Thee, Texas, One State Under God; One and Indivisible"

- 9. **RECOGNITION**

K9 Officer Walley and Retiring K9 Stache

- 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 the "Citizen Comments" or during a Public Hearing (applicants included), please complete a blue or yellow card located at the entrance of the Council Chambers. Please present the card to the Assistant City Secretary prior to the start of the meeting.*

**11. COUNCIL ANNOUNCEMENTS****12. SUB-COMMITTEE REPORTS**

[25-6367](#) Minutes - Approval of the December 9, 2024 Tax Increment Reinvestment Zone #4 Board Meeting Minutes

**Presenters:** Susana Marin

**Attachments:** [12-9-24 DRAFT Minutes](#)

**13. STAFF COMMENTS**

*In addition to matters specifically listed below, Staff comments may include updates on ongoing or proposed projects and address of posted agenda items.*

**A. City Manager Report or Authorized Representative**

Current/Future Agenda Items

**14. TAKE ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION****15. CONSENT AGENDA**

*All matters listed under consent agenda have been previously discussed, require little or no deliberation, or are considered to be routine by the council. If discussion is desired, then an item will be removed from the consent agenda and considered separately. Otherwise, approval of the consent agenda authorizes the City Manager to implement each item in accordance with staff's recommendation.*

**ITEMS TO BE REMOVED FROM THE CONSENT AGENDA**

[24-6352](#) Ordinance - An Ordinance of the City of Mansfield, Texas, Amending Chapter 90 "Animal Control" of Title IX "General Regulations" of the Code of Mansfield, Texas, to Amend Sections 90.01, 90.55, 90.57, 90.59, 90.60, and 90.62 Regarding Dangerous Animals, Determinations, Requirements, Appeals, and Hearings Add Section 90.66 "Registration" and Section 90.67 "Declassification of Level 1, 2, or 3 Dangerous Dog," and Renumber Sections; Providing That This Ordinance Shall Be Cumulative of All Ordinances; Providing a Severability Clause; Providing a Penalty for Violations Hereof; Providing for Publication in the Official Newspaper as Required By Law; and Providing an Effective Date

**Presenters:** Nicolette Ricciuti

**Attachments:** [Ordinance](#)

[Redline](#)

[25-6370](#) Ordinance - An Ordinance of the City Council of the City of Mansfield, Texas, Approving a Request to Abandon a Right-of-Way Easement Located within the Retta Estates Subdivision

***Presenters:*** Raymond Coffman

***Attachments:*** [Ordinance](#)

[Exhibit A](#)

[Exhibit B](#)

[Location Map](#)

[Quit Claim Deed](#)

[25-6376](#)

Ordinance - An Ordinance of the City of Mansfield, Texas, Amending Chapter 51 "Sewer and Water Service" of Title V "Public Works" of the Code of Mansfield, Texas by Amending Sections 51.010 Through 51.024, "Industrial Wastewater Regulations" in their Entirety; Providing that this Ordinance Shall be Cumulative of All Ordinances; Providing a Severability Clause; Providing a Savings Clause; Providing a Penalty for Violations Hereof up to \$2,000.00 and Each Day a Violation Exists Shall Be a Separate Offense; Providing for Publication; and Providing an Effective Date

***Presenters:*** Jeff Price

***Attachments:*** [Ordinance](#)

[25-6371](#)

Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Approving Professional Services Contracts with Freese and Nichols, Inc. for Design Services and Brittain and Crawford, LLC for Surveying Services, and Approving Funding in an Amount not to Exceed \$169,400.00 for the Country Club Walnut Creek Crossing Repair; 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:*** Jeff Price

***Attachments:*** [Resolution](#)

[Design Agreement](#)

[Survey Agreement](#)

[Project Exhibit](#)

[25-6372](#)

Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Approving Professional Services Contracts with Parkhill Smith & Cooper, Inc. for Design Services and Brittain and Crawford, LLC for Surveying Services, and Approving Funding in an Amount not to Exceed \$198,700.00 for the US287 Crossing Sewer Repair; Finding That the Meeting at Which This Resolution Is Passed Is Open to the Public as Required by Law; And Declaring an Effective Date; 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:*** Jeff Price

***Attachments:*** [Resolution](#)

[Design Agreement](#)

[Survey Agreement](#)

[Project Exhibit](#)[25-6373](#)

Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Approving an Advance Funding Agreement Between the City of Mansfield, TX and The Texas Department of Transportation for the Design and Construction of the US 287 Southbound Entrance Ramp from the US 287 Frontage Road near North Walnut Creek 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 (Street Bond Fund)

**Presenters:** Raymond Coffman

**Attachments:** [Resolution](#)

[Draft Advance Funding Agreement](#)

[Location Map](#)

[25-6374](#)

Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Authorizing Funding in an Amount Not to Exceed \$643,540 and Approval of a Professional Services Contract Between the City of Mansfield, TX and Wier and Associates, Inc. in an Amount Not to Exceed \$393,540 for the Design of Dick Price Road East of UPRR 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 (Street Bond Fund, Tarrant County Transportation Bond Program)

**Presenters:** Raymond Coffman

**Attachments:** [Resolution](#)

[Professional Services Contract](#)

[PSC Exhibit "A"](#)

[Project Exhibit](#)

[Construction Cost Estimate](#)

[25-6375](#)

Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Approving a Professional Services Contract Between the City of Mansfield, TX and GMcivil, in an Amount Not to Exceed \$204,812.50 for Design of the Rockwood Addition Regional Lift Station; 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

**Attachments:** [Resolution](#)

[Professional Services Contract](#)

[PSC Exhibit "A"](#)

[Location Exhibit](#)

[24-6360](#)

Minutes - Approval of the December 9, 2024 2:00 p.m. Regular City Council Meeting Minutes

**Presenters:** Susana Marin

**Attachments:** [12-9-24 DRAFT Minutes](#)

[24-6361](#)

Minutes - Approval of the December 9, 2024 6:00 p.m. Regular City Council Meeting Minutes

**Presenters:** Susana Marin

**Attachments:** [12-9-24 DRAFT Minutes](#)

### **END OF CONSENT AGENDA**

## **16. PUBLIC HEARING**

[24-6001](#)

Public Hearing and Consideration of a Specific Use Permit for an Automotive Tire Service on 0.734 acres being Lot 1R, Block 3, Oakdale Addition, Tarrant Co., TX, located at 700 W Debbie Ln; Texas Tires, Owner; Nationwide Construction Applicant (SUP#24-001)

**Presenters:** Arty Wheaton-Rodriguez

**Attachments:** [Maps and Supporting Information](#)

[Exhibit A - Legal Description](#)

[Exhibit B - Site Plan](#)

[Exhibit C - Elevations](#)

## **17. PUBLIC HEARING AND FIRST AND FINAL READING**

[24-6322](#)

Ordinance - Public Hearing and First and Final Reading of an Ordinance of the City Council of the City of Mansfield, Texas, Approving an Amended and Restated Project and Finance Plan for Tax Increment Financing Reinvestment Zone Number One, City of Mansfield, Texas; Making Certain Findings; Providing that this Ordinance shall be Cumulative of all Ordinances; Providing a Severability Clause; Providing an Effective Date

**Presenters:** Matt Jones

**Attachments:** [Ordinance](#)

[Exhibit A](#)

## **18. PUBLIC HEARING AND FIRST READING**

[25-6368](#)

Ordinance - Public Hearing and First Reading on an Ordinance Approving a Historic Landmark Overlay District Designation for the First Methodist Church Parsonage, 1945, located at 105 North 1st Avenue; Matt Crocker of 105 N. 1st Avenue LLC, owner (HLC#24-010)

**Presenters:** Art Wright

**Attachments:** [Ordinance](#)

[Exhibit A](#)

[Maps and Supporting Information](#)

[Photographs of Parsonage](#)

[25-6369](#) Ordinance - Public Hearing and First Reading on an Ordinance Approving a Change of Zoning from 2F, Two-Family Residential District and SF-7.5/12, Single-Family District to D, Downtown District, D-1, Sub-Urban Zone, situated on Lots 1R and 2R of Block 37 and Lots 1R and 2R of Block 36, Original Town of Mansfield, Tarrant County, TX, generally located near the intersection of S. 4th Avenue and W. Kimball Street, and addressed as 501, 502, 503, and 504 W. Kimball Street.; City of Mansfield, Applicant (ZC#24-015)

**Presenters:** Arty Wheaton-Rodriguez

**Attachments:** [Ordinance](#)

[Maps and Supporting Information](#)

[Exhibit A](#)

## 19. **NEW BUSINESS**

[24-6366](#) Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Approving A Proposal for Certain Facility Renovations by the Ellis Appraisal District; Making Findings of Fact; 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:** Troy Lestina

**Attachments:** [Resolution](#)

[Ellis Appraisal District Resolution](#)

## 20. **ADJOURN**

### **CERTIFICATION**

THIS IS TO CERTIFY THAT A COPY OF THE NOTICE OF the Amended January 13, 2025 Regular City Council 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 Friday, January 10, 2025 prior to 2:30 p.m., in compliance with Chapter 551, Texas Government Code.

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Vanessa Ramirez, Assistant City Manager/Deputy City Attorney

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.