



CITY OF MANSFIELD

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

Meeting Minutes - Final

City Council - Housing Market Growth Strategy Sub-Committee

Monday, February 10, 2025

2:00 PM

City Hall

CALL TO ORDER

Chair Short called the meeting to order at 2:00 p.m.

Staff present: City Manager Joe Smolinski, Deputy City Manager/Chief Financial Officer Troy Lestina, Assistant City Manager Matt Jones, Assistant City Manager/Deputy City Attorney Vanessa Ramirez, City Attorney Patricia Adams, Assistant City Secretary Keera Seiger

Present 3 - Julie Short; Tamera Bounds and Brent Newsom

CITIZEN COMMENTS

There were no citizen comments.

RECESS INTO EXECUTIVE SESSION

The sub-committee did not recess into executive session.

RECONVENE INTO REGULAR BUSINESS SESSION

NEW BUSINESS

Discussion and Direction on a Potential Residential Development in the South Pointe Planned Development District

Assistant City Manager Matt Jones presented the item and noted that David Branch, the developer for the South Pointe Planned Development District, is seeking feedback, guidance, and/or suggestions for an alternate plan for his proposed townhome project. Mr. Branch spoke on the parcel of land and its difficulties, and spoke in detail on why he believes the parcel is not viable for commercial use, noting that he could not find interest for commercial use at that location. There was discussion regarding the location of the parcel, the access road to the parcel, and the anchor development (Staybolt) being constructed across the State Highway 360 Toll Road. There was further discussion on the land, prices of the townhomes, a possible combination of townhomes and commercial on the parcel, and the possibility of moving/swapping three acres on the southside corner to frontage along the service road of SH 360 for the city to use as they wish. Mr. Branch reiterated multiple times throughout the meeting the lack of interest he found for commercial uses at that location. Dustin Eggleston with Pulte Group and Mr. Branch answered sub-committee questions.

ADJOURNMENT

Chair Short adjourned the meeting at 2:50 p.m.

ATTEST: Julie Short, Chair

Susana Marin, City Secretary