



CITY OF MANSFIELD

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

Meeting Agenda

City Council

Monday, November 13, 2023

6:00 PM

Council Chambers

REGULAR MEETING

1. **6:00 P.M. - CALL MEETING TO ORDER**

2. **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**

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

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**

3. **6:00 PM OR IMMEDIATELY FOLLOWING EXECUTIVE SESSION - RECONVENE INTO REGULAR BUSINESS SESSION**

4. **INVOCATION**

5. **PLEDGE OF ALLEGIANCE**

6. **TEXAS PLEDGE**

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

7. RECOGNITION

Recognition of Veterans Day Parade Award Winners

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 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.

9. COUNCIL ANNOUNCEMENTS

10. SUB-COMMITTEE REPORTS

23-5693 Minutes - Approval of the October 23, 2023 Local Transportation Issues Sub-Committee Meeting Minutes (vote will be only by members of the sub-committee: Lewis (Chair), Bounds, and Tonore)

Presenters: Susana Marin

Attachments: [10-23-23 DRAFT Minutes](#)

23-5694 Minutes - Approval of the October 23, 2023 Tax Increment Reinvestment Zone Number Two Board Meeting Minutes (vote will be only by members of the sub-committee: Bounds (Chair), Newsom, Evans and Short)

Presenters: Susana Marin

Attachments: [10-23-23 DRAFT Minutes](#)

23-5695 Minutes - Approval of the October 23, 2023 Tax Increment Reinvestment Zone Number One Board Meeting Minutes (Broseh (Chair), Bounds, Evans, and Tonore)

Presenters: Susana Marin

Attachments: [10-23-23 DRAFT Minutes](#)

11. 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

Hometown Holidays Update

Active Transportation Safety Plan Grant Update

Street Projects Update

12. TAKE ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION**13. PUBLIC HEARING AND FIRST AND FINAL READING**

[23-5657](#) Ordinance - Public Hearing and First and Final Reading of an Ordinance Amending Chapter 155 of the Mansfield Code of Ordinance, "Zoning", to Create a New Section 155.057, "Neighborhood Design Standards" and Related Development Regulations (OA#23-008)

Presenters: Jason Alexander

Attachments: [Ordinance](#)

[Exhibit A](#)

14. PUBLIC HEARING AND FIRST READING

[23-5705](#) Ordinance - Public Hearing Continuation and First Reading of an Ordinance Approving a Change of Zoning from C-2, Community Business District to PD, Planning Development District for Senior Independent Living and Ground-Floor Commercial Uses on Approximately 8.08 Acres Generally Located South of Turner Warnell Road and Approximately 500 Feet East of FM 157 on Property Addressed at 1420 Turner Warnell Rd.; Riverbend Village Partners, LLC, Developer, Arrive Architecture Group, Architect (ZC#23-013)

Presenters: Jason Alexander

Attachments: [Ordinance](#)

[Maps and Supporting Information](#)

[First Momentum - Support Letter](#)

15. PUBLIC HEARING CONTINUATION AND SECOND AND FINAL READING

[23-5669](#) Ordinance - Public Hearing Continuation and Second and Final Reading on an Ordinance Approving a Change of Zoning from PR, Pre-Development District to S, South Mansfield Form Based Development District on Approximately 108.16 Acres Generally Located West of Heritage Parkway South at the Northeast Corner of State Highway 360 and

Lone Star Road, and South of Lone Star Road on Property Addressed at 3601, 3603, and 3797 Lone Star Road, and 700 Heritage Parkway South; City of Mansfield, owner (ZC#23-021)

Presenters: Jason Alexander

Attachments: [Ordinance](#)

[Exhibit A](#)

[Maps and Supporting Information](#)

[23-5707](#)

Ordinance - Public Hearing Continuation and Second and Final Reading on an Ordinance Approving a Change of Zoning from PR, Pre-Development District and C-2, Community Business District to S, South Mansfield Form Based Development District on Approximately 70.897 Acres Generally Located on the Northwest Corner of U.S. Highway 287 and St. Paul Road, on Property Addressed at 3571 St. Paul Road; Hanover Property Co., Applicant (ZC#23-022)

Presenters: Jason Alexander

Attachments: [Ordinance](#)

[Exhibit A - Property](#)

[Maps and Supporting Information](#)

[Email of Opposition](#)

16. NEW BUSINESS

[23-5638](#)

Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Authorizing Issuance of a Request for Qualifications for Architectural Design Services for a City Hall; 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: Matt Jones

Attachments: [Resolution](#)

[23-5715](#)

Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Approving the Schematic Design in Accordance with Section 4.1 of the Existing Economic Development Agreement with Admiral Legacy Inc.; and Declaring an Effective Date

Presenters: Jason Moore

Attachments: [Resolution](#)

[Exhibit A - Schematic Designs](#)

[Exhibit B - Agreement](#)

[23-5722](#)

Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Casting Votes for Candidates for the Tarrant Appraisal District Board of Directors for the 2024 and 2025 Terms; 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](#)

[23-5726](#)

Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Casting Votes for Candidates for the Ellis Appraisal District Board of Directors for the 2024 and 2025 Terms; 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 County Letter with Voting Entitlements for 2024](#)

[2024 Ellis Appraisal District Board of Directors Candidate Information](#)

[23-5727](#)

Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Casting Votes for Candidates for the Johnson Appraisal District Board of Directors for the 2024 and 2025 Terms; 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](#)

[Johnson County Board of Directors - Bios](#)

[Johnson CAD 2024-2025 Official Ballot](#)

[23-5729](#)

Discussion and Possible Action to Update Zoning Ordinance 155.099 Special Conditions Item 23 Regarding Temporary Batch Plants

Presenters: City Council

17. ADJOURN

CERTIFICATION

THIS IS TO CERTIFY THAT A COPY OF THE NOTICE OF the November 13, 2023 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 Thursday, November 9, 2023 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) 473-0211 at least 48 hours in advance. Reasonable accommodation will be made to assist your needs. PLEASE SILENCE CELL PHONES WHILE THE CITY COUNCIL MEETING IS IN SESSION.