



# CITY OF MANSFIELD

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

## Meeting Minutes - Draft

### City Council

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Monday, June 24, 2024

1:00 PM

Council Chambers

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#### REGULAR MEETING

#### 1:00 P.M. - CALL MEETING TO ORDER

*Mayor Evans called the meeting to order at 1:09 p.m.*

**Present** 7 - Larry Broseh; Todd Tonore; Michael Evans; Tamera Bounds; Brent Newsom; Juan Fresquez and Julie Short

#### RECESS INTO EXECUTIVE SESSION

*In accordance with Texas Government Code, Chapter 551, Mayor Evans recessed the meeting into executive session at 1:10 p.m. Mayor Evans called the executive session to order in the Council Conference Room at 1:15 p.m. Mayor Evans recessed the executive session at 4:33 p.m.*

#### **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 Pending Litigation - Cause No. 348-270155-14

Seek Advice of City Attorney Regarding Potential Housing Finance Corporation Legislation

Seek Advice of City Attorney Regarding Contract Negotiations Related to Health Insurance

Seek Advice of City Attorney Regarding the Use of American Rescue Plan Funds

Seek Advice of City Attorney Regarding Legal Issues Pertaining to Economic Development Projects Listed in Section 3.D of the Agenda

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

Land Acquisition for Future Development

Discussion Regarding Potential Public/Private Partnership Opportunities

**Personnel Matters Pursuant to Section 551.074****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 #21-01

Economic Development Project #21-23

Economic Development Project #21-33

Economic Development Project #22-27

Economic Development Project #23-14

Economic Development Project #23-15

**WORK SESSION**

Discussion Regarding Design Standards for Signs and Traffic Signals

*Director of Engineering Services Raymond Coffman and Transportation and Mobility Engineer James Rogge presented the item. They spoke on existing traffic signals and street signs, options for new decorative lighting and street signs, and solicited feedback from the Council. Staff will bring back recommendations.*

Discussion Regarding Parking Lot Paving Materials

*Executive Director of Planning and Development Services Jason Alexander presented the item. He spoke on guidelines, the various types of paving materials, considerations such as zoning preferences and decorative elements, and solicited direction from the City Council.*

Discussion and Demo of Health Inspection Website

*Director of Regulatory Compliance Nicolette Ricciuti presented the item. She provided a demonstration of the new Health Inspection website and solicited feedback from the City Council on their preference for the content shown.*

Park Projects Update

*Parks Planning Manager James Fish presented the item. He spoke on designs for the conceptual trail and UPRR crossing alignment for Pond Branch Linear Park, improvements and drainage updates to Julian Feild Park, and answered Council*

*questions.*

Discussion Regarding the Fiscal Year 2025 Budget

*Deputy City Manager Troy Lestina gave a high level overview of the proposed budget and answered Council questions.*

Discussion Regarding the June 24, 2024 Consent Agenda Items

*There was no discussion.*

**6:00 PM OR IMMEDIATELY FOLLOWING WORK SESSION - RECONVENE INTO REGULAR BUSINESS SESSION**

*Mayor Evans reconvened into regular business session at 6:15 p.m.*

**INVOCATION**

*Council Member Broseh gave the Invocation.*

**PLEDGE OF ALLEGIANCE**

*Council Member Bounds led the Pledge of Allegiance.*

**TEXAS PLEDGE**

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

*Council Member Broseh led the Texas Pledge.*

**PROCLAMATION**

[24-6071](#)

Parks and Recreation Month Proclamation

*Mayor Evans read and presented the Proclamation to the Parks and Recreation staff and members of the Mansfield Parks Facilities Development Corporation.*

**PRESENTATION**

President's Volunteer Service Award

*Mayor Evans and the City Council presented the President's Volunteer Service Award to the Oliver Nature Park volunteers and the Mansfield Parks Facilities Development Corporation.*

**RECOGNITION**

Employee Recognition

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*Mayor Evans and the City Council recognized Assistant Director of Finance Bryan Rebel for completing the New and Emerging Finance Directors Program through the North Central Texas Council of Governments.*

### **CITIZEN COMMENTS**

*Tamara Bragg, 3301 Happy Meadows Drive - Ms. Bragg spoke on her request of a large dog/animal sanctuary in Mansfield.*

*Daniel Bennett, 408 Pemberton Street - Mr. Bennett spoke on the Tarrant Appraisal Review Board.*

### **COUNCIL ANNOUNCEMENTS**

*Mayor Evans congratulated Chief of Staff Faith Morse on being awarded the Texas City Management Association's Associate of the Year.*

### **STAFF COMMENTS**

#### **City Manager Report or Authorized Representative**

Current/Future Agenda Items

*There were no staff comments.*

### **TAKE ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION**

**A motion was made by Council Member Newsom to authorize the City Manager or his designee to work with USI Insurance Services to negotiate, finalize, and execute a contract for health insurance as discussed in executive session. Seconded by Council Member Broseh. The motion CARRIED by the following vote:**

**Aye:** 7 - Larry Broseh; Todd Tonore; Michael Evans; Tamera Bounds; Brent Newsom; Juan Fresquez and Julie Short

**Nay:** 0

**Abstain:** 0

### **CONSENT AGENDA**

#### **[24-6043](#)**

Resolution - A Resolution of the City Council of the City of Mansfield, Texas Approving an Economic Development Agreement with Knox Street Partners No.31, Ltd., and Hanover Services Group, Inc. (Collectively Known as the Developer); Finding that the Meeting at Which this Resolution is Passed is Open to the Public as Required by Law; And Declaring an Effective Date

**A motion was made by Council Member Bounds to approve the following resolution:**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS,**

**APPROVING AN ECONOMIC DEVELOPMENT AGREEMENT WITH KNOX STREET PARTNERS NO. 31, LTD., AND HANOVER SERVICES GROUP, INC. (COLLECTIVELY KNOWN AS THE "DEVELOPER"); FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; AND DECLARING AN EFFECTIVE DATE**

**(Resolution in its entirety located in the City Secretary's Office)**

**Seconded by Mayor Pro Tem Tonore. The motion CARRIED by the following vote:**

**Aye:** 7 - Larry Broseh; Todd Tonore; Michael Evans; Tamera Bounds; Brent Newsom; Juan Fresquez and Julie Short

**Nay:** 0

**Abstain:** 0

Enactment No: RE-4211-24

[24-6067](#)

Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Approving Professional Services Contracts with Teague Nall and Perkins, LLC and Brittain and Crawford, LLC, and Approving Funding in an Amount not to Exceed \$1,278,156.00 for the Watson Branch Parallel Sewer (Utility Fund)

**A motion was made by Council Member Bounds to approve the following resolution:**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS, APPROVING PROFESSIONAL SERVICES CONTRACTS WITH TEAGUE NALL AND PERKINS, LLC AND BRITTAIN & CRAWFORD, LLC, AND APPROVING FUNDING IN AN AMOUNT NOT TO EXCEED \$1,278,156.00 FOR THE WATSON BRANCH PARALLEL SEWER; 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)**

**(Resolution in its entirety located in the City Secretary's Office)**

**Seconded by Mayor Pro Tem Tonore. The motion CARRIED by the following vote:**

**Aye:** 7 - Larry Broseh; Todd Tonore; Michael Evans; Tamera Bounds; Brent Newsom; Juan Fresquez and Julie Short

**Nay:** 0

**Abstain:** 0

Enactment No: RE-4212-24

[24-6070](#)

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 Birkhoff, Hendricks and Carter, LLP in an Amount Not to Exceed \$100,000.00 for Development Review Services (General Fund)

**A motion was made by Council Member Bounds to approve the following 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 BIRKHOFF, HENDRICKS AND CARTER, LLP IN AN AMOUNT NOT TO EXCEED \$100,000.00 FOR DEVELOPMENT REVIEW SERVICES; FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; AND DECLARING AN EFFECTIVE DATE (GENERAL FUND)**

**(Resolution in its entirety located in the City Secretary's Office)**

**Seconded by Mayor Pro Tem Tonore. The motion CARRIED by the following vote:**

**Aye:** 7 - Larry Broseh; Todd Tonore; Michael Evans; Tamera Bounds; Brent Newsom; Juan Fresquez and Julie Short

**Nay:** 0

**Abstain:** 0

Enactment No: RE-4213-24

[24-6072](#)

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 HR Green, Inc. in an Amount Not to Exceed \$100,000.00 for Capital Project Management Services (Street Bond Fund)

**A motion was made by Council Member Bounds to approve the following 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 HR GREEN IN AN AMOUNT NOT TO EXCEED \$100,000.00 FOR CAPITAL PROJECT MANAGEMENT SERVICES; FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; AND DECLARING AN EFFECTIVE DATE (GENERAL FUND)**

**(Resolution in its entirety located in the City Secretary's Office)**

**Seconded by Mayor Pro Tem Tonore. The motion CARRIED by the following vote:**

**Aye:** 7 - Larry Broseh; Todd Tonore; Michael Evans; Tamera Bounds; Brent Newsom; Juan Fresquez and Julie Short

**Nay:** 0

**Abstain:** 0

Enactment No: RE-4214-24

[24-6073](#)

Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Approving Professional Services Contracts with Baird, Hampton & Brown, Inc. for Design Services, and Brittain & Crawford, LLC for Surveying Services, and Approving Funding in an Amount Not to Exceed \$952,944.00

for the Wilson Drive Extension (West Broad St. to Westhill Parks) (Street Bond Fund)

**A motion was made by Council Member Bounds to approve the following resolution:**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS, APPROVING PROFESSIONAL SERVICES CONTRACTS WITH BAIRD, HAMPTON & BROWN, INC. FOR DESIGN SERVICES, AND BRITTAIN & CRAWFORD, LLC FOR SURVEYING SERVICES, AND APPROVING FUNDING IN AN AMOUNT NOT TO EXCEED \$952,944.00 FOR THE WILSON DRIVE EXTENSION (WEST BROAD ST. TO WESTHILL PARKS); 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)**

**(Resolution in its entirety located in the City Secretary's Office)**

**Seconded by Mayor Pro Tem Tonore. The motion CARRIED by the following vote:**

**Aye:** 7 - Larry Broseh; Todd Tonore; Michael Evans; Tamera Bounds; Brent Newsom; Juan Fresquez and Julie Short

**Nay:** 0

**Abstain:** 0

Enactment No: RE-4215-24

[24-6065](#)

Minutes - Approval of the June 10, 2024 Regular City Council Meeting Minutes

**A motion was made by Council Member Bounds to approve the minutes of the June 10, 2024 Regular City Council Meeting as presented. Seconded by Mayor Pro Tem Tonore. The motion CARRIED by the following vote:**

**Aye:** 7 - Larry Broseh; Todd Tonore; Michael Evans; Tamera Bounds; Brent Newsom; Juan Fresquez and Julie Short

**Nay:** 0

**Abstain:** 0

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

[24-6074](#)

Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Approving an Agreement with Oncor Electric Delivery Company LLC in the Amount Not to Exceed \$52,686.33 to Relocate the Overhead Electric Service Lines from East to West to an Underground Service for the Future Improvements to James McKnight Park West (MPFDC ½ Cent Sales Tax)

*Council Member Newsom removed this item from the consent agenda. Parks Planning Manager James Fish spoke on the item.*

**A motion was made by Council Member Newsom to approve the following resolution:**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS APPROVING AN AGREEMENT BETWEEN THE CITY OF MANSFIELD, TEXAS AND ONCOR ELECTRIC DELIVERY COMPANY LLC IN THE AMOUNT OF \$52,686.33 FOR SERVICES TO RELOCATE THE OVERHEAD ELECTRIC FROM EAST TO WEST TO AN UNDERGROUND SERVICE FOR THE FUTURE IMPROVEMENTS TO JAMES MCKNIGHT PARK WEST AUTHORIZING THE CITY MANAGER OR HIS DESIGNEE TO EXECUTE ANY DOCUMENTS NECESSARY TO IMPLEMENT THIS RESOLUTION; 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 ½ CENT SALES TAX)

(Resolution in its entirety located in the City Secretary's Office)

Seconded by Council Member Short. The motion CARRIED by the following vote:

**Aye:** 7 - Larry Broseh; Todd Tonore; Michael Evans; Tamera Bounds; Brent Newsom; Juan Fresquez and Julie Short

**Nay:** 0

**Abstain:** 0

Enactment No: RE-4216-24

[24-6075](#)

Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Approving the Use of the Buy Board Purchasing Avenue to Order the Long Lead Time Playground Equipment as Presented Through Whirlix Design Inc. and Landscape Structures Inc. in the Amount Not to Exceed \$3,000,000 for the Equipment, Delivery and Installation Related to the Phase 1B Improvements at Katherine Rose Memorial Park

*Council Member Newsom removed this item from the consent agenda. James Fish spoke on the item.*

A motion was made by Council Member Newsom to approve the following resolution:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS APPROVING THE USE OF THE BUYBOARD FOR PURCHASING LONG LEAD TIME PLAYGROUND EQUIPMENT AS PRESENTED THROUGH WHIRLIX DESIGN INC. AND LANDSCAPE STRUCTURES INC. IN AN AMOUNT NOT TO EXCEED \$3,000,000 FOR THE EQUIPMENT, DELIVERY AND INSTALLATION RELATED TO THE PHASE 1B PLAYGROUND IMPROVEMENTS AT KATHERINE ROSE MEMORIAL PARK AUTHORIZING THE CITY MANAGER OR HIS DESIGNEE TO EXECUTE ANY DOCUMENTS NECESSARY TO IMPLEMENT THIS RESOLUTION; FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; AND DECLARING AN EFFECTIVE DATE (ARPA)

(Resolution in its entirety located in the City Secretary's Office)

Seconded by Council Member Bounds. The motion CARRIED by the following vote:

**Aye:** 7 - Larry Broseh; Todd Tonore; Michael Evans; Tamera Bounds; Brent Newsom; Juan Fresquez and Julie Short



Nay: 0

Abstain: 0

Enactment No: RE-4217-24

**END OF CONSENT AGENDA**

**PUBLIC HEARING AND FIRST READING**

[24-6048](#)

Ordinance - Public Hearing and First Reading on an Ordinance Approving a Change of Zoning from SF-7.5/12, Single-Family Residential District to PD, Planned Development District for Detached Single-Family Residential Uses on approximately 0.783 acres located at 509 W. Kimball Street; Avante Procurement LLC, owner; First Choice Builders, Developer (ZC#24-001)

*Jason Alexander presented the item and answered Council questions.*

*Mayor Evans opened the public hearing at 6:55 p.m. With no one wishing to speak, Mayor Evans continued the public hearing at 6:55 p.m.*

**A motion was made by Council Member Bounds to approve the first reading of the following ordinance with the considerations and recommendations that were made on the vinyl siding:**

**AN ORDINANCE OF THE CITY OF MANSFIELD, TEXAS, AMENDING CHAPTER 155 OF THE CODE OF ORDINANCES, "ZONING," OF THE CITY OF MANSFIELD, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING ON THE HERINAFTER DESCRIBED PROPERTIES TO A PD, PLANNED DEVELOPMENT DISTRICT FOR SINGLE-FAMILY RESIDENTIAL USES, PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE**

**Seconded by Council Member Short. The motion CARRIED by the following vote:**

**Aye:** 7 - Larry Broseh; Todd Tonore; Michael Evans; Tamera Bounds; Brent Newsom; Juan Fresquez and Julie Short

**Nay:** 0

**Abstain:** 0

[24-6049](#)

Ordinance - Public Hearing and First Reading on an Ordinance Approving a Change of Zoning from SF-7.5/12, Single-Family Residential District, D, Downtown District (SD-1, Broad Street Corridor), and C-2, Community Business District to D, Downtown District, D-3, Urban Center Zone on Approximately 10.52 Acres Total, Being Approximately 7.4 Acres on a Portion of Block 17 and a Portion of the John Collier Tract, Original Town of Mansfield and Being

Approximately 3.12 Acres in Lot 1R1A, Block 1, Lee's Broad Addition, located at 605 and 703 E. Broad Street; City of Mansfield, Applicant (ZC#24-007)

*Jason Alexander presented the item and answered Council questions.*

*Mayor Evans opened the public hearing at 7:10 p.m. With no one wishing to speak, Mayor Evans continued the public hearing at 7:10 p.m.*

**A motion was made by Council Member Short to approve the first reading of the following ordinance:**

**AN ORDINANCE OF THE CITY OF MANSFIELD, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF MANSFIELD, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING ON THE HEREINAFTER DESCRIBED PROPERTY TO D, DOWNTOWN DISTRICT, D-3, URBAN CENTER ZONE; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE**

**Seconded by Council Member Bounds. The motion CARRIED by the following vote:**

**Aye:** 7 - Larry Broseh; Todd Tonore; Michael Evans; Tamera Bounds; Brent Newsom; Juan Fresquez and Julie Short

**Nay:** 0

**Abstain:** 0

[24-6050](#)

Ordinance - Public Hearing and First Reading on an Ordinance Approving a Change of Zoning from PD, Planned Development and PR, Pre-Development District to PD, Planned Development District for Commercial Uses, Retail and Restaurant with Drive-Through Service on approximately 1.292 acres in the J. Grimsley Survey Abstract No.578, City of Mansfield, Tarrant Co, TX, located at 1741 E Debbie Ln. (ZC#24-006)

*Jason Alexander presented the item and answered Council questions.*

*Mayor Evans opened the public hearing at 7:16 p.m. With no one wishing to speak, Mayor Evans continued the public hearing at 7:16 p.m.*

**A motion was made by Council Member Short to approve the first reading of the following ordinance:**

**AN ORDINANCE OF THE CITY OF MANSFIELD, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF MANSFIELD, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING ON THE HEREINAFTER DESCRIBED PROPERTY TO PD, PLANNED DEVELOPMENT DISTRICT FOR COMMERCIAL USES, RETAIL AND RESTAURANT WITH DRIVE-THROUGH SERVICE; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING AN**

**EFFECTIVE DATE**

**Seconded by Council Member Broseh. The motion CARRIED by the following vote:**

**Aye:** 7 - Larry Broseh; Todd Tonore; Michael Evans; Tamera Bounds; Brent Newsom; Juan Fresquez and Julie Short

**Nay:** 0

**Abstain:** 0

[24-6051](#)

Ordinance - Public Hearing and First Reading on an Ordinance Approving a Change of Zoning from PR, Pre-Development District to S, South Mansfield Form-Based Development District on Approximately 19.974 acres, generally located east of State Highway 360, west of the Tarrant Regional Water District pipeline tract, and approximately 800 feet south of Lone Star Road; City of Mansfield, Applicant (ZC#24-010)

*Jason Alexander presented the item and answered Council questions.*

*Mayor Evans opened the public hearing at 7:20 p.m. With no one wishing to speak, Mayor Evans continued the public hearing at 7:20 p.m.*

**A motion was made by Council Member Bounds to approve the first reading of the following ordinance:**

**AN ORDINANCE OF THE CITY OF MANSFIELD, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF MANSFIELD, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING ON THE HEREINAFTER DESCRIBED PROPERTY TO A S, SOUTH MANSFIELD FORM-BASED DEVELOPMENT DISTRICT; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE**

**Seconded by Council Member Broseh. The motion CARRIED by the following vote:**

**Aye:** 7 - Larry Broseh; Todd Tonore; Michael Evans; Tamera Bounds; Brent Newsom; Juan Fresquez and Julie Short

**Nay:** 0

**Abstain:** 0

[24-6052](#)

Ordinance - Public Hearing and First Reading on an Ordinance Approving a Change of Zoning from PD, Planned Development District for Single-Family to PD, Planned Development District, for detached and attached single-family residential (row house) uses on approximately 11.621 acres out of the T. Hanks Survey, Abstract No. 644 and the M. Dickey Survey Abstract No. 1986 Tarrant County, TX, located at 801 Lillian Rd. and 1340 W. Broad St. Josephdam Real

Estate, Developer (ZC#23-016)

*Jason Alexander presented the item and answered Council questions.*

*Mayor Evans opened the public hearing at 7:32 p.m. With no one wishing to speak, Mayor Evans continued the public hearing at 7:32 p.m.*

**A motion was made by Council Member Short to approve the first reading of the following ordinance:**

**AN ORDINANCE OF THE CITY OF MANSFIELD, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF MANSFIELD, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING ON THE HERINAFTER DESCRIBED PROPERTIES TO A PD, PLANNED DEVELOPMENT DISTRICT FOR DETACHED AND ATTACHED SINGLE-FAMILY RESIDENTIAL USES; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE**

**Seconded by Mayor Pro Tem Tonore. The motion CARRIED by the following vote:**

**Aye:** 7 - Larry Broseh; Todd Tonore; Michael Evans; Tamera Bounds; Brent Newsom; Juan Fresquez and Julie Short

**Nay:** 0

**Abstain:** 0

### **PUBLIC HEARING CONTINUATION AND SECOND AND FINAL READING**

#### **[24-6003](#)**

Ordinance - Public Hearing Continuation and Second and Final Reading on an Ordinance Approving a Change of Zoning from PR, Pre-Development District to PD, Planned Development District for Mixed Uses on Approximately 134.8 Acres of Land Situated in the J. Lawrence Survey, Abstract No. 616, the M. Gregg Survey, Abstract No. 385, J. Lawrence Survey, Abstract No. 616, and the H. Henderson Survey, Abstract No. 432; City of Mansfield, Ellis County, Texas, Located Approximately 1500 Feet East of State Highway 360, South of Lone Star Road, and South of Britton Road (ZC#24-009)

*Jason Alexander presented the item and answered Council questions.*

*Mayor Evans continued the public hearing at 7:37 p.m. With no one wishing to speak, Mayor Evans closed the public hearing at 7:37 p.m.*

**A motion was made by Mayor Pro Tem Tonore to approve the following ordinance with the following recommendations: As it pertains to Category 2, change that to the minimum of 800 square feet with a maximum of 1,500 square feet per dwelling unit or a bungalow. As it pertains to Category 3, change that to a minimum of 800 square feet per dwelling unit or manor house.**

**AN ORDINANCE OF THE CITY OF MANSFIELD, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF MANSFIELD, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING ON THE**

HEREINAFTER DESCRIBED PROPERTY TO PD, PLANNED DEVELOPMENT DISTRICT FOR MIXED USES; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE

(Ordinance in its entirety located in the City Secretary's Office)

Seconded by Council Member Broseh. The motion CARRIED by the following vote:

**Aye:** 7 - Larry Broseh; Todd Tonore; Michael Evans; Tamera Bounds; Brent Newsom; Juan Fresquez and Julie Short

**Nay:** 0

**Abstain:** 0

Enactment No: OR-2368-24

## **NEW BUSINESS**

### **[24-6038](#)**

Ordinance - An Ordinance of the City of Mansfield, Texas, Approving a Development Plan with Knox Street Partners Number 31, LTD., Regarding the Development of Approximately 70.897 Acres Generally Located at the Northwest Corner of U.S. Highway 287 and St. Paul Road, on Property Addressed at 3571 St. Paul Road; Approving a Concept Plan and Phasing Plan; Providing that this Ordinance Shall Be Cumulative of All Ordinances; Providing a Savings Clause; Providing for a Penalty Clause; Providing a Severability Clause; and Providing an Effective Date

*Jason Alexander presented the item and answered Council questions.*

**A motion was made by Council Member Short to approve the following ordinance:**

**AN ORDINANCE OF THE CITY OF MANSFIELD, TEXAS, APPROVING A DEVELOPMENT PLAN WITH KNOX STREET PARTNERS NUMBER 31, LTD., REGARDING THE DEVELOPMENT OF 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; APPROVING A CONCEPT PLAN AND PHASING PLAN; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR A PENALTY CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE**

(Ordinance in its entirety located in the City Secretary's Office)

Seconded by Council Member Broseh. The motion CARRIED by the following vote:

**Aye:** 7 - Larry Broseh; Todd Tonore; Michael Evans; Tamera Bounds; Brent Newsom; Juan Fresquez and Julie Short

**Nay:** 0

**Abstain:** 0

Enactment No: OR-2369-24

[24-6077](#)

Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Authorizing the City Manager or His Designee to Finalize, Negotiate and Execute an Economic Development Agreement between the City of Mansfield, Texas, the Board of Directors of Reinvestment Zone Number Four in the City of Mansfield, Texas, and Arcadia Realty Corp; Finding that the Meeting at which this Resolution is Passed is Open to the Public as Required by Law; And Declaring an Effective Date (General Fund, TIRZ #4, Utility Fund)

*Executive Director of Economic Development Jason Moore presented the item.*

**A motion was made by Council Member Broseh to approve the following resolution:**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS, AUTHORIZING THE CITY MANAGER OR HIS DESIGNEE TO NEGOTIATE, FINALIZE, AND EXECUTE AN ECONOMIC DEVELOPMENT AGREEMENT BETWEEN THE CITY OF MANSFIELD, TEXAS, THE BOARD OF DIRECTORS OF REINVESTMENT ZONE NUMBER FOUR IN THE CITY OF MANSFIELD, TEXAS, AND ARCADIA REALTY CORP.; FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; AND DECLARING AN EFFECTIVE DATE (GENERAL FUND, TIRZ #4, UTILITY FUND)**

**(Resolution in its entirety located in the City Secretary's Office)**

**Seconded by Council Member Short. The motion CARRIED by the following vote:**

**Aye:** 7 - Larry Broseh; Todd Tonore; Michael Evans; Tamera Bounds; Brent Newsom; Juan Fresquez and Julie Short

**Nay:** 0

**Abstain:** 0

Enactment No: RE-4218-24

[24-6069](#)

Discussion and Possible Action Regarding a Potential Increase to the Homestead Exemption

*Troy Lestina presented the item and answered Council questions.*

**A motion was made by Council Member Bounds to approve the following ordinance:**

**AN ORDINANCE OF THE CITY OF MANSFIELD, TEXAS, ADOPTING A RESIDENTIAL HOMESTEAD PROPERTY TAX EXEMPTION OF 16%**

**(Ordinance in its entirety located in the City Secretary's Office)**

**Seconded by Council Member Newsom. The motion CARRIED by the following**

**vote:**

**Aye:** 7 - Larry Broseh; Todd Tonore; Michael Evans; Tamera Bounds; Brent Newsom; Juan Fresquez and Julie Short

**Nay:** 0

**Abstain:** 0

Enactment No: OR-2370-24

**ADJOURN**

**A motion was made by Council Member Newsom to adjourn the meeting at 7:57 p.m. Seconded by Council Member Short. The motion CARRIED by the following vote:**

**Aye:** 7 - Larry Broseh; Todd Tonore; Michael Evans; Tamera Bounds; Brent Newsom; Juan Fresquez and Julie Short

**Nay:** 0

**Abstain:** 0

\_\_\_\_\_  
ATTEST: Michael Evans, Mayor

\_\_\_\_\_  
Susana Marin, City Secretary