



CITY OF MANSFIELD

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

Meeting Agenda

City Council

Monday, May 13, 2024

2:00 PM

Council Chambers

REGULAR MEETING

1. **2:00 P.M. - CALL MEETING TO ORDER**

2. **WORK SESSION**

Discussion Regarding the May 13, 2024 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

Seek Advice of City Attorney Regarding Pending Litigation Cause No. 348-270155-14

Seek Advice of City Attorney Regarding the Role of Municipal Elected Officials

Seek Advice of City Attorney Regarding Supreme Court Impact Fee Ruling

Seek Advice of City Attorney Regarding Hotel/Motel Occupancy Tax Funds

Seek Advice of City Attorney Regarding Texas Commission on Environmental Quality Rules and Regulations

Seek Advice of City Attorney Regarding Possible Amendment to the Ground Lease and Operating Agreement with STORE Master Funding VIII, LLC

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

Right-of-Way Acquisition

C. Personnel Matters Pursuant to Section 551.074

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

Economic Development Project #15-02

Economic Development Project #21-01

Economic Development Project #21-26

Economic Development Project #21-33

Economic Development Project #23-15

Economic Development Project #24-05

Economic Development Project #24-06

4. 6:00 PM OR IMMEDIATELY FOLLOWING EXECUTIVE SESSION - RECONVENE INTO REGULAR BUSINESS SESSION

5. INVOCATION

6. PLEDGE OF ALLEGIANCE

7. TEXAS PLEDGE

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

8. ACKNOWLEDGEMENT OF SERVICE

Council Member Casey Lewis

9. OATH OF OFFICE

Council Member Brent Newsom
Council Member Julie Short
Council Member-Elect Juan Fresquez

10. ELECTION OF MAYOR PRO TEM**11. 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.

12. COUNCIL ANNOUNCEMENTS**13. SUB-COMMITTEE REPORTS**

[24-5990](#) Minutes - Approval of the April 22, 2024 Tax Increment Reinvestment Zone Number One Board Meeting Minutes (Broseh (Chair), Bounds, Evans, and Tonore)

Presenters: Susana Marin

Attachments: [DRAFT Meeting Minutes](#)

14. 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

15. TAKE ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION

16. 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[24-5994](#)

Ordinance - An Ordinance of the City of Mansfield, Texas, Amending Chapter 93, "Junked Vehicles," of Title IX, "General Regulations," of the Code of Mansfield, Texas, Amending Section 93.01 "Definitions"; Providing That the Ordinance Shall be Cumulative of All Ordinances; Providing a Severability Clause; Providing a Penalty for Violation; Providing a Savings Clause; Providing for Publication as Required by Law; and Providing an Effective Date

Presenters: Vanessa Ramirez and Nicolette Ricciuti

Attachments: [Ordinance](#)

[Redline](#)

[24-5999](#)

Resolution - A Resolution Authorizing the City Manager and the Police Department to Make Application, Receive and Expend Grant Funding from the Texas Department of Motor Vehicle Crime Prevention Authority to Continue a Multi-Agency Task Force

Presenters: Tracy Aaron

Attachments: [Resolution](#)

[24-6006](#)

Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Approving an Amendment of Interlocal Agreement for Day Miar Road Widening Between the City of Mansfield, TX and Tarrant County in an Amount Not to Exceed \$5,405,608.00 for the Cooperative Funding for Day Miar Road (E. Broad St. to Seeton Rd.)

Presenters: Raymond Coffman

Attachments: [Resolution](#)

[Amendment](#)

[24-6007](#)

Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Approving an Amendment of Interlocal Agreement for Dick Price Road Extension Between the City of Mansfield, TX 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.)

Presenters: Raymond Coffman

Attachments: [Resolution](#)

[Amendment](#)

[24-5987](#)

Suspending the Procedural Rules of Council to Reschedule the Regular

Scheduled City Council Meeting of May 28, 2024 to May 20, 2024

Presenters: City Council

Attachments: [Suspension of Rules - Procedural Rules of Council](#)

[24-5989](#)

Minutes - Approval of the April 22, 2024 Regular City Council Meeting Minutes

Presenters: Susana Marin

Attachments: [DRAFT Meeting Minutes](#)

END OF CONSENT AGENDA

17. 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: Jason Alexander

Attachments: [Maps and Supporting Information](#)

[Exhibit A - Legal Description](#)

[Exhibit B - Site Plan](#)

[Exhibit C - Elevations](#)

18. PUBLIC HEARING AND FIRST AND FINAL READING

[24-6013](#)

Ordinance - Public Hearing and First and Final Reading on an Ordinance of the City Council of the City of Mansfield, Texas Approving a Service and Assessment Plan and an Assessment Roll for City of Mansfield Public Improvement District No. 2 ("P.I.D. No. 2"); Levying Special Assessments Against Property within P.I.D. No. 2; Providing for Assessments to be Paid Over a Period of Time in Accordance with the Public Improvement District Assessment Act; Specifying the Method and the Amount of Payment; Providing Penalties and Interest on Delinquent Assessments; Providing for Severability; and Providing an Effective Date

Presenters: Matt Jones

Attachments: [Ordinance](#)

[Service and Assessment Plan](#)

19. PUBLIC HEARING AND FIRST READING

[23-5763](#)

Ordinance - Public Hearing Continuation and First Reading on an Ordinance Approving a Change of Zoning from MH, Manufactured Home District and PR, Pre-Development District to PD, Planned Development District for Attached Single-Family Residential and Manor House Uses on Approximately 11.03 Acres Located at 2600, 2626, and 2628 N. Main

Street; Phillips Equity Capital, LLC, Owner/Developer (ZC#22-018)

Presenters: Jason Alexander

Attachments: [Ordinance](#)

[Maps and Supporting Information](#)

[Exhibits A-E](#)

[24-5889](#)

Ordinance - Public Hearing and First Reading on a Change of Zoning from C-2, Community Business District to PD, Planned Development for Commercial Uses and Car Wash on Approximately 3.382 Acres in the Henry McGehee Survey Abstract No.998, City of Mansfield, Tarrant Co, TX, Located at 585 E Debbie Ln. (ZC#23-025)

Presenters: Jason Alexander

Attachments: [Ordinance](#)

[Maps and Supporting Information](#)

[Exhibits A - E](#)

[24-6003](#)

Ordinance - First Reading and Public Hearing 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)

Presenters: Jason Alexander

Attachments: [Ordinance](#)

[Maps and Supporting Information](#)

[Exhibit A - Legal Description](#)

[Exhibit B - Draft PD, Planned Development District Standards](#)

[24-6004](#)

Ordinance - First Reading and Public Hearing on an Ordinance Approving a Change of Zoning from A, Agricultural District to PD, Planned Development District for Single-Family Residential Uses on Approximately 3.13 Acres Located at 880 Turner Way; SPAPS, LLC, Owner, and HCE, Inc., Engineer (ZC#23-007)

Presenters: Jason Alexander

Attachments: [Ordinance](#)

[Maps and Supporting Information](#)

[Exhibit A - Legal Description](#)

[Exhibit B - Proposed PD, Planned Development District Regulations](#)

[Exhibit C - Development Plan](#)

[Exhibit D - Landscape Plan](#)

20. NEW BUSINESS

[24-6008](#) Resolution - A Resolution of the City Council of the City of Mansfield, Texas Approving City of Mansfield Public Improvement District No. 2 Reimbursement Agreement Between the City of Mansfield and Kinney Park, LLC.; And Authorizing the Mayor to Execute

Presenters: Matt Jones

Attachments: [Resolution Agreement](#)

[24-6002](#) Review and Consideration of a Detailed Site Plan at Somerset Addition for a Townhouse Development on Approximately 20.362 Acres Being a Tract of Land Situated in the Seth M. Blair Survey, Abstract No. 72, in the City of Mansfield, Johnson County, Texas at 2401 S US 287; Impression Homes, Builder; MESA Design Group Developer; LJA Engineering, Engineer; and Hanover Services Group, Inc., Owner (DS#24-001)

Presenters: Jason Alexander

Attachments: [Location Map](#)
[Exhibit A - Legal Description](#)
[Exhibit B- Site Plan](#)
[Exhibit C - Sign and Entrway Features](#)
[Exhibit D - Landscape Plan](#)
[Exhibit E - Elevations](#)

[24-6014](#) Board Appointment: Appoint Chairman and Members of the Board of Directors of the Tax Increment Reinvestment Zone Number Two (Historic Mansfield)

Presenters: City Council

21. ADJOURN**CERTIFICATION**

THIS IS TO CERTIFY THAT A COPY OF THE NOTICE OF the May 13, 2024 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, May 9, 2024 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.

