



# CITY OF MANSFIELD

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

## Meeting Agenda

### City Council

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Monday, January 8, 2024

3:00 PM

Council Chambers

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#### REGULAR MEETING

1. **3:00 P.M. - CALL MEETING TO ORDER**

2. **WORK SESSION**

Discussion Regarding the January 8, 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 Pending Litigation - Cause No. 4:23-CV-00131-O

Seek Advice of City Attorney Regarding Downtown Activation Grant Funding

Seek Advice of City Attorney Regarding Eminent Domain Action for the Acquisition of Real Property for the Maintenance of the City's Park and Trail System and for Other Public Purposes Permitted by Law

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

Land Acquisition for Maintenance of the City's Park and Trail System and Other Public Purposes Permitted by Law

- 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 #21-26

Economic Development Project #22-12

Economic Development Project #22-23

- 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. **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**[23-5808](#)

Minutes - Approval of the December 11, 2023 Tax Increment Reinvestment Zone Number One Board Meeting Minutes (Broseh (Chair), Bounds, Evans, and Tonore)

**Presenters:** Susana Marin

**Attachments:** [Draft Meeting 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

**12. TAKE ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION****13. 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**[23-5796](#)

Resolution - A Resolution Approving a Purchase of 60 Microfiltration Membrane Modules and Ancillary Parts to AriaFiltru in an Amount Not to Exceed \$153,363.00 at the Bud Ervin Water Treatment Plant (Utility Fund)

**Presenters:** Alex Whiteway

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

[23-5797](#)

Resolution - A Resolution Approving the Purchase of Granular Activated Carbon and Silica Sand to Calgon Carbon Corporation in an Amount Not to Exceed \$934,400.00 for the Conventional Filtration System at the Bud Ervin Water Treatment Plant (Utility Fund)

**Presenters:** Alex Whiteway

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

[23-5802](#)

Resolution - A Resolution Adopting and Authorizing the use of the Construction Manager at Risk Delivery Method for the Construction of Fire Station 1; Delegating Authority to the City Manager or his Designee; 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](#)

[23-5805](#)

Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Approving a Development Agreement between the City of Mansfield, Texas, The Board of Directors of the City of Mansfield Tax Increment Reinvestment Zone Number One, and South Pointe-9, LLC; Finding that the Meeting at which this Resolution is Passed is Open to the Public as Required by Law; Authorizing the City Manager or His Designee, and the Chairman of TIRZ #1, to Execute Said Agreement; and Declaring an Effective Date (TIRZ #1)

***Presenters:*** Matt Jones

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

[Development Agreement](#)

[23-5812](#)

Resolution - A Resolution of the City of Mansfield, Texas, Authorizing the Filing of Eminent Domain Proceedings for the Purpose of Acquiring Real Property for use by the City for Maintenance of the City's Park and Trail System, and for other Public Purposes Permitted by Law

***Presenters:*** Ashley Dierker

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

[Exhibit A](#)

[23-5813](#)

Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Approving a Professional Services Contract Between the City of Mansfield, Texas, and The John R. McAdams Company, Inc. in an Amount Not to Exceed \$143,000.00 for the Design of the Master Plan for the Mansfield Riverwalk Located in the Reserve; Finding that the Meeting at which this Resolution is Passed is Open to the Public as Required by Law; and Declaring an Effective Date (TIRZ #1)

***Presenters:*** Matt Jones

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

[Exhibit A - Contract](#)

[Exhibit B - Proposal](#)

[Exhibit C - Change Order](#)

[23-5809](#)

Minutes - Approval of the December 11, 2023 2:00 p.m. Regular City Council Meeting Minutes

***Presenters:*** Susana Marin

***Attachments:*** [Draft Meeting Minutes](#)

[23-5810](#)

Minutes - Approval of the December 11, 2023 6:00 p.m. Regular City Council Meeting Minutes

***Presenters:*** Susana Marin

***Attachments:*** [Draft Meeting Minutes](#)

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**END OF CONSENT AGENDA****14. PUBLIC HEARING**

[23-5800](#) Public Hearing on a Specific Use Permit for a Gasoline Service Station on Approximately 2.787 acres, located at 1195 W Debbie Ln; Schaffer Construction, Owner/Developer; Triangle Engineering, LLC., Engineer/Surveyor (SUP#23-004)

***Presenters:*** Jason Alexander

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

[Exhibits A-E](#)

[Formal Request to Remove a Car Wash as Accessory Use](#)

**15. 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 \(Redlined\)](#)

[Exhibit A \(Clean\)](#)

**16. PUBLIC HEARING AND FIRST READING**

[23-5798](#) 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 for a Data Center on Approximately 26.897 acres, generally located at the northeast corner of Heritage Parkway South and Britton Road on property addressed at 3801 Britton Road, the City of Mansfield, Applicant (ZC#23-020)

***Presenters:*** Jason Alexander

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

[Exhibit A](#)

[Maps and Supporting Information](#)

[23-5799](#) Ordinance - Public Hearing and First Reading on an Ordinance Approving a Change of Zoning from MF-2, Multi-Family Residential District, C-2, Community Business District and PD, Planned Development District to S, South Mansfield Form Based Development District on approximately 42.983 acres, generally located on the northwest corner of FM 917 and Klein Tools Boulevard and east and south of S 2nd Avenue.; Set/Back Partners., applicant (ZC#23-023)

***Presenters:*** Jason Alexander

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

[Exhibit A](#)

[Maps and Supporting Information](#)

**17. PUBLIC HEARING CONTINUATION AND SECOND AND FINAL READING**

[23-5782](#)

Ordinance - Public Hearing Continuation and Second and Final Reading on a Change of Zoning from PR, Pre-Development District to PD, Planned Development District for a Single-Family Attached (Townhome) Development on Approx. 7.869 Acres, Generally Along South Mitchell Road and River Birch Drive Property Addressed at 1000 South Mitchell Road; Uriel Carrillo, Applicant (ZC#23-006)

***Presenters:*** Jason Alexander

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

[Exhibits](#)

[Maps and Supporting Information](#)

[Redlined Development Standards](#)

**18. NEW BUSINESS**

[23-5807](#)

Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Approving a Professional Services Agreement with RSM Design for the Branding and Wayfinding Design for the Harvest Point District, in an Amount not to Exceed \$280,500

***Presenters:*** Jason Moore

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

[Professional Services Contract](#)

[Verifications and Form 1295](#)

[23-5811](#)

Request for Special Event Permit: Mansfield Pickle Parade and Palooza

***Presenters:*** Faith Morse

***Attachments:*** [2024 Pickle Parade](#)

**19. OLD BUSINESS**

[23-5793](#)

Consideration of a Community Activation Grant Application Made by the Pickled Mansfield Society

***Presenters:*** Rachel Bagley

***Attachments:*** [Community Activation Grant](#)

[23-5777](#)

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 a Development Agreement with BRIDGEVIEW

MULTIFAMILY LLC; 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](#)  
[Agreement](#)

**20. ADJOURN**

**CERTIFICATION**

THIS IS TO CERTIFY THAT A COPY OF THE NOTICE OF the January 8, 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 January 4, 2024 prior to 5:00 p.m., in compliance with Chapter 551, Texas Government Code.

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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.