



# CITY OF MANSFIELD

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

## Meeting Minutes - Final

### City Council

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Monday, October 23, 2023

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 1:00 p.m.*

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

#### PROCLAMATION

[23-5680](#)

Proclamation - National Code Compliance Month

*Mayor Evans read and presented the proclamation to members of the Code Compliance department.*

[23-5681](#)

Proclamation - Texas Municipal Courts Week

*Mayor Evans read and presented the proclamation to members of the Municipal Court department.*

#### WORK SESSION

Discussion Regarding the Cultural Arts Master Plan

*Executive Director of Community Engagement Theresa Cohagen gave a presentation over the proposed Cultural Arts Master Plan and discussed the steps leading to the plan, the plan timeline, survey results, inventory and needs assessment, goals, next steps, and evaluation and adaptation, and answered Council questions.*

Discussion Regarding the Mansfield 2040 Future Land Use Plan

*Executive Director of Planning and Development Services Jason Alexander gave a presentation and spoke on the implementation matrix, performance measures, and the project schedule and upcoming events, and answered Council questions. The Council provided feedback on changes they'd like to see and more information they would like to be provided.*

Discussion Regarding the October 23, 2023 Consent Agenda Items

*Executive Director of Community Services Matt Young spoke regarding agenda item 23-5634. Assistant City Manager Vanessa Ramirez spoke regarding agenda item 23-5686.*

### **RECESS INTO EXECUTIVE SESSION**

*In accordance with Texas Government Code, Chapter 551, Mayor Evans recessed the meeting into executive session at 2:39 p.m. Mayor Evans called the executive session to order in the Council Conference Room at 2:51 p.m. Mayor Evans recessed the executive session at 6:09 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**

Discussion with City Attorney Regarding Downtown Decorative Lighting

Discussion with City Attorney Regarding ARPA Funds Allocation

Seek Advice of City Attorney Regarding Commercial Vehicle Regulations

Seek Advice of City Attorney Regarding Annexation

Seek Advice of City Attorney Regarding Zoning

Seek Advice of City Attorney Regarding Land Acquisition

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

Parking Lease Agreement

### **Personnel Matters Pursuant to Section 551.074**

City Manager Evaluation

**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 #22-23

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

*Mayor Evans reconvened the meeting into regular business session at 6:16 p.m.*

**INVOCATION**

*Stoney Short 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"

*Mayor Pro Tem Tonore led the Texas Pledge.*

**PROCLAMATION**

[23-5682](#)

Proclamation - Kiwanis Club of Mansfield

*Mayor Evans read and presented the proclamation to members of the Mansfield Kiwanis Club.*

**RECOGNITION**

Coining Ceremony

*Mayor Evans and Council recognized and presented City of Mansfield challenge coins to new army recruits.*

Class Four - My Mansfield Muni-Versity

*Mayor Evans and the Council recognized Class Four of My Mansfield Muni-Versity.*

**CITIZEN COMMENTS**

*There were no citizen comments.*

**COUNCIL ANNOUNCEMENTS**

*There were no Council announcements.*

**SUB-COMMITTEE REPORTS**

[23-5674](#)

Minutes - Approval of the October 9, 2023 Tax Increment Reinvestment Zone #1 Sub-Committee Meeting Minutes (Broseh (Chair), Bounds, and Tonore)

*Council Member Broseh gave a report of the meeting.*

**A motion was made by Council Member Bounds to approve the minutes of the October 9, 2023 Tax Increment Reinvestment Zone #1 Sub-Committee Meeting as presented. Seconded by Mayor Pro Tem Tonore. The motion CARRIED by the following vote:**

**Aye:** 3 - Larry Broseh; Todd Tonore and Tamera Bounds

**Nay:** 0

**Abstain:** 0

**Non-Voting:** 4 - Julie Short; Casey Lewis; Michael Evans and Brent Newsom

**STAFF COMMENTS**

**City Manager Report or Authorized Representative**

Current/Future Agenda Items

Mansfield Youth Advisory Council Update

*Management Analyst Kristen Petree presented an update on the Mansfield Youth Advisory Council and introduced members of the Youth Advisory Council.*

Veterans Day Parade and Salute

*Director of Communications and Outreach Bernadette McCranie and community member Tim Milligan spoke on the upcoming Veterans Day Parade and Salute, a veterans benefit seminar, and other Veterans Day events.*

[23-5687](#)

Departmental Quarterly Reports

*Staff was available for questions.*

**TAKE ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION**

**A motion was made by Council Member Short to modify the City Manager's contract as discussed in executive session. Seconded by Council Member Lewis. The motion CARRIED by the following vote:**

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

**Nay:** 0

**Abstain:** 0

## **CONSENT AGENDA**

### **[23-5679](#)**

Ordinance - An Ordinance of the City of Mansfield, Texas, Amending Title IX "General Provisions" of the Code of Mansfield, Texas by Amending Section 96.20 "Limitation of Activities by Permit" of Chapter 96 "Parks and Recreation"; Providing for the Repeal of All Ordinances in Conflict; Providing a Severability Clause; Providing for Publication; And Providing an Effective Date

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

**AN ORDINANCE OF THE CITY OF MANSFIELD, TEXAS AMENDING TITLE IX "GENERAL REGULATIONS" OF THE CODE OF MANSFIELD, TEXAS BY AMENDING SECTION 96.20 "LIMITATION OF ACTIVITIES BY PERMIT" OF CHAPTER 96 "PARKS AND RECREATION" BY DELETING PERMIT REQUIREMENTS FOR CERTAIN ACTIVITIES; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY FOR VIOLATIONS; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PUBLICATION AS REQUIRED BY LAW; AND PROVIDING AN EFFECTIVE DATE**

**(Ordinance 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; Julie Short; Casey Lewis; Todd Tonore; Michael Evans; Tamera Bounds and Brent Newsom

**Nay:** 0

**Abstain:** 0

Enactment No: OR-2326-23

### **[23-5634](#)**

Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Approving the Second Amendment to the Mansfield StarCenter Lease and Operating Agreement Between the City of Mansfield, Texas and DSE Hockey Centers, L.P. for the Installation and Maintenance of Electric Charging Stations; 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 Newsom to approve the following resolution:**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS APPROVING THE SECOND AMENDMENT TO THE MANSFIELD STARCENTER LEASE AND OPERATING AGREEMENT BETWEEN THE CITY OF MANSFIELD, TEXAS AND DSE HOCKEY CENTERS, L.P. FOR THE INSTALLATION AND MAINTENANCE OF ELECTRIC CHARGING STATIONS; FINDING THAT THE MEETING IN 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 Council Member Bounds. The motion CARRIED by the following vote:**

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

**Nay:** 0

**Abstain:** 0

Enactment No: RE-4100-23

[23-5666](#)

Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Awarding a Construction Contract to AAA Time Saver Services of San Antonio, Texas in an Amount Not to Exceed \$499,845 for Construction of Entryway Improvements at Michael L. Skinner Sports Complex; 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 Fund)

**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 AWARDING A CONSTRUCTION CONTRACT TO AAA TIME SAVER SERVICES OF SAN ANTONIO, TEXAS IN AN AMOUNT NOT TO EXCEED \$499,845 FOR CONSTRUCTION OF ENTRYWAY IMPROVEMENTS AT MICHAEL L. SKINNER SPORTS COMPLEX; FINDING THAT THE MEETING IN WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; AND DECLARING AN EFFECTIVE DATE (MPFDC FUND)**

(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; Julie Short; Casey Lewis; Todd Tonore; Michael Evans; Tamera Bounds and Brent Newsom

**Nay:** 0

**Abstain:** 0

Enactment No: RE-4101-23

[23-5670](#)

Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Authorizing the Negotiation and Purchase of Approximately 9 Acres at the Northeast Corner of Regency Parkway and Heritage Parkway, Tarrant

County, Texas and Authorizing the Execution of 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 (TIRZ #1)

**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, AUTHORIZING THE NEGOTIATION AND PURCHASE OF APPROXIMATELY 9 ACRES AT THE NORTHEAST CORNER OF REGENCY PARKWAY AND HERITAGE PARKWAY (THE "PROPERTY"), TARRANT COUNTY, TEXAS AND AUTHORIZING THE EXECUTION OF 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 (TIRZ #1)**

**(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; Julie Short; Casey Lewis; Todd Tonore; Michael Evans; Tamera Bounds and Brent Newsom

**Nay:** 0

**Abstain:** 0

Enactment No: RE-4102-23

[23-5671](#)

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 Cipriani Laguna Azure, 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

**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, AUTHORIZING THE CITY MANAGER OR HIS DESIGNEE TO NEGOTIATE, FINALIZE, AND EXECUTE A DEVELOPMENT AGREEMENT WITH CIPRIANI LAGUNA AZURE, 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**

**(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; Julie Short; Casey Lewis; Todd Tonore; Michael Evans; Tamera Bounds and Brent Newsom

**Nay:** 0

**Abstain:** 0

Enactment No: RE-4103-23

[23-5672](#)

Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Approving an Economic Development Agreement Between the City of Mansfield, the Board of Directors for Tax Increment Reinvestment Zone Number One, LG Mansfield Heritage Parkway LLC, and LG Mansfield Emily Lane LLC; Authorizing the City Manager or his Designee, and Board Chair of TIRZ Number One, to Negotiate, Finalize and Execute said Agreement; and 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)

**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 ECONOMIC DEVELOPMENT AGREEMENT BETWEEN THE CITY OF MANSFIELD, THE BOARD OF DIRECTORS FOR TAX INCREMENT REINVESTMENT ZONE NUMBER ONE (THE "ZONE"), LG MANSFIELD HERITAGE PARKWAY LLC, AND LG MANSFIELD EMILY LANE LLC (COLLECTIVELY THE "DEVELOPER"); AUTHORIZING THE CITY MANAGER OR HIS DESIGNEE, AND BOARD CHAIR OF TIRZ NUMBER ONE, TO NEGOTIATE, FINALIZE, AND EXECUTE SAID AGREEMENT; AND 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)**

(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; Julie Short; Casey Lewis; Todd Tonore; Michael Evans; Tamera Bounds and Brent Newsom

**Nay:** 0

**Abstain:** 0

Enactment No: RE-4104-23

[23-5675](#)

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 Freese and Nichols, Inc. in an Amount Not to Exceed \$180,000.00, and Brittain and Crawford, LLC. in an Amount Not to Exceed \$64,800.00 for the Design and Survey, respectively, of East Seeton Road and Bridge Hike and Bike Trail Study (Street Bond Fund)

**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 A PROFESSIONAL SERVICES CONTRACT BETWEEN THE CITY OF MANSFIELD, TX AND FREESE AND NICHOLS, INC. IN AN AMOUNT NOT TO EXCEED \$180,000.00, AND BRITTAIN AND CRAWFORD, LLC. IN AN AMOUNT**



**NOT TO EXCEED \$64,800.00 FOR THE DESIGN AND SURVEY, RESPECTIVELY, OF EAST SEETON ROAD AND BRIDGE HIKE AND BIKE TRAIL STUDY (STREET BOND FUND)**

**(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;Julie Short;Casey Lewis;Todd Tonore;Michael Evans;Tamera Bounds and Brent Newsom

**Nay:** 0

**Abstain:** 0

Enactment No: RE-4105-23

[23-5677](#)

Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Approving the Award of a Construction Manager at Risk (CMAR) Contract with Archer Western Construction, LLC., for the Bud Ervin Water Treatment Plant Phase V Expansion (Utility Fund)

**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 AWARD OF A CONSTRUCTION MANAGER AT RISK (CMAR) CONTRACT TO ARCHER WESTERN CONSTRUCTION, LLC., FOR THE BUD ERVIN WATER TREATMENT PLANT PHASE V EXPANSION; 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 Council Member Bounds. The motion CARRIED by the following vote:**

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

**Nay:** 0

**Abstain:** 0

Enactment No: RE-4106-23

[23-5685](#)

Resolution - A Resolution Authorizing Publication of Notice of Intention to Issue Certificates of Obligations; Approving the Preparation of a Preliminary Official Statement and a Notice of Sale; and Providing for the Effective Date Thereof

**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, AUTHORIZING PUBLICATION OF NOTICE OF INTENTION TO ISSUE**

**CERTIFICATES OF OBLIGATION; APPROVING THE PREPARATION OF A PRELIMINARY OFFICIAL STATEMENT AND A NOTICE OF SALE; PROVIDING FOR THE EFFECTIVE DATE THEREOF; AND EXPRESSING INTENT TO REIMBURSE EXPENDITURES TO BE INCURRED**

(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;Julie Short;Casey Lewis;Todd Tonore;Michael Evans;Tamera Bounds and Brent Newsom

**Nay:** 0

**Abstain:** 0

Enactment No: RE-4107-23

[23-5686](#)

Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Approving a Professional Services Contract with Kemper Sports for a Facility Assessment and Transition Support in an Amount Not to Exceed \$102,500.00

**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 A PROFESSIONAL SERVICES CONTRACT WITH KEMPER SPORTS FOR A FACILITY ASSESSMENT AND TRANSITION SUPPORT IN AN AMOUNT NOT TO EXCEED \$102,500.00; 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 Council Member Bounds. The motion CARRIED by the following vote:**

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

**Nay:** 0

**Abstain:** 0

Enactment No: RE-4108-23

[23-5673](#)

Minutes - Approval of the October 9, 2023 Regular City Council Meeting Minutes

**A motion was made by Council Member Newsom to approve the minutes of the October 9, 2023 Regular City Council Meeting as presented. Seconded by Council Member Bounds. The motion CARRIED by the following vote:**

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

**Nay:** 0

Abstain: 0

### **END OF CONSENT AGENDA**

#### **PUBLIC HEARING**

[23-5499](#)

Ordinance - Public Hearing and First and Final Reading on an Ordinance Amending Chapter 155 of the Code of Ordinances of the City of Mansfield, "Zoning" by Amending Special Purpose District Regulations and Creating a New Section 155.074 "T, Toll Road 360 Form-based Development District" (OA#23-002)

**A motion was made by Council Member Lewis to table this item indefinitely. Seconded by Council Member Newsom. The motion CARRIED by the following vote:**

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

**Nay:** 0

**Abstain:** 0

#### **PUBLIC HEARING AND FIRST READING**

[23-5500](#)

Ordinance - Public Hearing and First Reading on an Ordinance Approving a Change of Zoning from PR, Pre-Development District to the T, Toll Road 360 Form-based Development District on approx. 210 acres, being a 20.6-acre tract of land situated in the J. Lawrence Survey, Abstract No. 616, and a 189.4-acre tract of land situated in 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 east of State Highway 360, south of Lone Star Road, and south of Britton Road.; Arcadia, Developer (ZC#23-005)

**A motion was made by Council Member Lewis to table this item indefinitely. Seconded by Council Member Newsom. The motion CARRIED by the following vote:**

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

**Nay:** 0

**Abstain:** 0

[23-5667](#)

Ordinance - Public Hearing and First Reading on an Ordinance Approving a Change of Zoning from SF-12/22 Single-Family Residential District, MH Manufactured Housing District, and C-2 Community Business District to PD, Planned Development District for Detached and

Attached Single-Family Residential Uses on approx. 24.841 acres in the Margaret Rockerfellow Survey, Abstract. No. 1267, City of Mansfield, Tarrant County, TX on property located at 1503 N Main Street. Jacob Sumpter, MMA Inc., Applicant (ZC#23-009)

*Jason Alexander presented the item and answered Council questions. Applicant Jason Sumpter gave a presentation and answered Council questions.*

*Mayor Evans opened the public hearing at 7:12 p.m.*

*Mayor Evans stated there were two non-speaker cards in support of the item from the following:*

*Gary Knott, 2000 Kodiak Ct. Arlington, Texas*

*Brandon Knott, 2200 Smith Barry Road Suite 100 Arlington, Texas*

*Mayor Evans continued the public hearing at 7:13 p.m.*

**A motion was made by Council Member Lewis 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 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 Council Member Broseh. The motion CARRIED by the following vote:**

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

**Nay:** 0

**Abstain:** 0

Enactment No: OR-2329-23

[23-5669](#)

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 108.16 acres in the J. Rape Survey, Abstract No. 1321, G. Milton Survey, Abstract No. 560, and G. Milton Survey, Abstract No. 385, City of Mansfield, Ellis and Tarrant Counties, Texas, 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)

*Jason Alexander presented the item.*

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;Julie Short;Casey Lewis;Todd Tonore;Michael Evans;Tamera Bounds and Brent Newsom

**Nay:** 0

**Abstain:** 0

Enactment No: OR-2330-23

**ADJOURN**

A motion was made by Council Member Lewis to adjourn the meeting at 7:20 p.m. Seconded by Council Member Newsom. The motion CARRIED by the following vote:

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

**Nay:** 0

**Abstain:** 0

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

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Susana Marin, City Secretary