



CITY OF MANSFIELD

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

Meeting Minutes - Final

City Council

Monday, November 11, 2024

6:00 PM

Council Chambers

REGULAR MEETING

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

Mayor Evans called the meeting to order at 6:09 p.m.

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

RECESS INTO EXECUTIVE SESSION

The Council did not recess into executive session.

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

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

IMMEDIATELY FOLLOWING EXECUTIVE SESSION - RECONVENE INTO REGULAR BUSINESS SESSION

INVOCATION

Pastor Daniel Ramos of Harvest Point Church gave the Invocation.

PLEDGE OF ALLEGIANCE

Council Member Newsom 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 Fresquez led the Texas Pledge.

PROCLAMATION

[24-6294](#)

Small Business Saturday 2024

Mayor Evans and the City Council read and presented the proclamation to Mansfield small business owners.

RECOGNITION

Greater Fort Worth Builders Association Municipal Award

Assistant City Manager Matt Jones presented the item.

Texas Tourism Designation

Tourism Manager Tim Roberts presented the item.

PRESENTATION

Veteran's Day Parade Winners

Sgt. 1st Class Daniel Kinnel presented awards to the various winners of the Veterans Day Parade.

CITIZEN COMMENTS

There were no citizen comments.

COUNCIL ANNOUNCEMENTS

There were no Council announcements.

STAFF COMMENTS

City Manager Report or Authorized Representative

Current/Future Agenda Items

There were no staff comments.

TAKE ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION

No action was taken.

PUBLIC HEARING AND FIRST READING

[24-6284](#)

Ordinance - Public Hearing and First Reading on an Ordinance Approving a Change of Zoning from C2, Community Business District to PD, Planned Development District for C-2, Community Business District uses including Flex-Office Use on approximately 1.998 acres out of the William Lynn Survey, Abstract No. 984, Tarrant Co., TX, located on property addressed at 2480 North U.S. Highway 287. Triple K Holding, LLC Owner/Developer and Bannister Engineering, Engineer/Surveyor (ZC#23-008)

Assistant Director of Planning Arty Wheaton-Rodriguez presented the item and answered Council questions.

Mayor Evans opened the public hearing at 6:42 p.m. With no one wishing to speak, Mayor Evans continued the public hearing at 6:42 p.m.

A motion was made by Council Member Tonore 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, INCLUDING FLEX OFFICE 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

Enactment No: OR-2399-24

[24-6285](#)

Ordinance - Public Hearing and First Reading on an Ordinance Approving a Change of Zoning from PD, Planned Development to PD, Planned Development for a Car Wash and Eating Place with Drive Through Service on approximately 2.00 acres in the Thomas Bratton Survey Abstract No.162, City of Mansfield, Tarrant Co, TX, located at

1850 E Broad St. Shane Farrar, Applicant/Owner (ZC#24-013)

Arty Wheaton-Rodriguez presented the item and answered Council questions. There was discussion amongst Council regarding the item.

Mayor Evans opened the public hearing at 6:54 p.m.

Danny Ray, 11317 CR 525 - Mr. Ray spoke in support of the item.

Pam Hudson, 711 Neals Way - Ms. Hudson spoke in support of the item.

Shane Farrar, 2080 Cannon Drive - Mr. Farrar spoke in support of the item.

Mayor Evans continued the public hearing at 7:04 p.m.

A motion was made by Council Member Short to remand the item back to the Planning and Zoning Commission to work on the architectural standards and materials, elevated aesthetics for the car wash, and that the signage and landscape have dimension and be in compliance with the ordinance, and work with staff on the fire lane. Council Member Short also requested the property owner, Mr. Danny Ray, provide a letter showing support for the easement for the second access on the neighboring property. 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

NEW BUSINESS

[24-6280](#)

Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Approving an Economic Development Agreement between the Mansfield Economic Development Corporation, and SCSD-Finnell a Limited Company; Authorizing the MEDC President to Execute Said Agreement; Finding that the Meeting at Which this Resolution is Passed is Open to the Public as Required by Law; And Providing an Effective Date (MEDC)

Executive Director of Economic Development Jason Moore presented the item and answered Council questions.

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

A RESOLUTION OF THE CITY OF MANSFIELD, TEXAS, APPROVING AN ECONOMIC DEVELOPMENT AGREEMENT BETWEEN THE MANSFIELD ECONOMIC DEVELOPMENT CORPORATION, AND SCSD-FINNELL, A LIMITED COMPANY; AUTHORIZING THE MEDC PRESIDENT TO EXECUTE SAID AGREEMENT; FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; AND PROVIDING AN EFFECTIVE DATE (MEDC)

(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-4276-24

ADJOURN

A motion was made by Council Member Newsom to adjourn the meeting at 7:08 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