



# CITY OF MANSFIELD

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

## Meeting Minutes - Draft

### City Council

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Monday, December 12, 2022

7:00 PM

Council Chambers

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#### REGULAR MEETING AMENDED AGENDA

#### 7:00 P.M. - CALL MEETING TO ORDER

*Mayor Evans called the meeting to order at 8:36 p.m.*

**Absent** 1 - Todd Tonore

**Present** 6 - Larry Broseh; Julie Short; Mike Leyman; Casey Lewis; Michael Evans and Tamera Bounds

#### WORK SESSION

Discussion Regarding Active Transportation Safety Action Plan

*Director of Public Works Bart VanAmburgh spoke on the need for a comprehensive plan for connectivity for pedestrians and bicyclists along our public rights-of-way, in school areas, and to destinations the city is planning. Bart also spoke on an ADA transition plan that takes a look at our existing pedestrian infrastructure from a compliance standpoint and a TxDOT Transportation Alternative Grant that is available for planning projects. Monica Powell with Kimley-Horn spoke on the Transportation Alternative Grant, planning opportunities, why an Active Transportation and Safety Plan is needed, scope structure, and next steps, and answered questions.*

#### RECESS INTO EXECUTIVE SESSION

*The City Council did not recess into executive session.*

**Pending or Contemplated Litigation or to Seek the Advice of the City Attorney Pursuant to Section 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**

**7:00 PM OR IMMEDIATELY FOLLOWING EXECUTIVE SESSION - RECONVENE INTO REGULAR BUSINESS SESSION**

**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**

[22-5108](#)

Ordinance - Public Hearing on an Ordinance of the City Council of the City of Mansfield, Texas, Designating a Geographic Area Within the City as a Tax Increment Reinvestment Zone Pursuant to Chapter 311 of the Texas Tax Code, to be Known as Reinvestment Zone Number Four, City of Mansfield, Texas; Describing the Boundaries of the Zone; Creating a Board of Directors for the Zone and Appointing Members of the Board; Establishing a Tax Increment Fund for the Zone; Containing Findings Related to the Creation of the Zone; Providing a Date for the Termination of the Zone; Providing that the Zone Take Effect Immediately Upon Passage of the Ordinance; Providing a Severability Clause; And Providing an Effective Date (Amendment to Agenda)

*Assistant City Manager Matt Jones presented the item. Kirk McDaniel with P3 Works who helped prepare the preliminary project plan, finance plan, and the creation ordinance, also presented.*

*Mayor Evans opened the public hearing at 9:11 p.m. With no one wishing to speak, Mayor Evans closed the public hearing at 9:11 p.m.*

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

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS, DESIGNATING A GEOGRAPHIC AREA WITHIN THE CITY AS AT AX INCREMENT REINVESTMENT ZONE PURSUANT TO CHAPTER 311 OF THE TEXAS TAX CODE, TO BE KNOWN AS REINVESTMENT ZONE NUMBER FOUR, CITY OF MANSFIELD, TEXAS; DESCRIBING THE BOUNDARIES OF THE ZONE; CREATING A BOARD OF DIRECTORS FOR THE ZONE AND APPOINTING MEMBERS OF THE BOARD; ESTABLISHING A TAX INCREMENT FUND FOR THE ZONE; CONTAINING FINDINGS RELATED TO THE CREATION OF THE ZONE; PROVIDING A DATE FOR THE TERMINATION OF THE ZONE; PROVIDING THAT THE ZONE TAKE EFFECT IMMEDIATELY UPON PASSAGE OF THE ORDINANCE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE**

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

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

**Aye:** 6 - Larry Broseh; Julie Short; Mike Leyman; Casey Lewis; Michael Evans and Tamera Bounds

**Nay:** 0

**Absent:** 1 - Todd Tonore

**Abstain:** 0

Enactment No: OR-2285-22

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

### **[22-5043](#)**

Ordinance - Public Hearing Continuation and Second and Final Reading on an Ordinance Approving a Zoning Change from C-2, Community Business District to PD, Planned Development District with Limited I-1, Light Industrial Uses on Approximately 9.94 Acres out of the William Lynn Survey, Abstract Number 984, Tarrant County, Texas, located at 2351, 2361, 2371, 2381 and 2391 N. US 287; City of Mansfield, Applicant

*Mayor Evans opened the public hearing at 9:12 p.m. With no one wishing to speak, Mayor Evans closed the public hearing at 9:12 p.m.*

**As this item was withdrawn, no action was taken.**

### **[22-5045](#)**

Ordinance - Public Hearing Continuation and Second and Final Reading on an Ordinance Approving a Zoning Change from PR, Pre-Development District to PD, Planned Development District for single-family residential uses on approximately 4.997 acres out of the Ray Grievous Survey, Abstract No. 1307, Tarrant County, TX, located at 2005 N Holland, Chandler Development, Developer (ZC#21-022)

*Director of Planning Jason Alexander presented the item.*

*Mayor Evans opened the public hearing at 9:14 p.m. With no one wishing to speak, Mayor Evans closed the public hearing at 9:14 p.m.*

**A motion was made by Council Member Broseh to approve 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 FOR SINGLE-FAMILY RESIDENTIAL; 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 Short. The motion CARRIED by the following vote:**

**Aye:** 6 - Larry Broseh; Julie Short; Mike Leyman; Casey Lewis; Michael Evans and Tamera Bounds

**Nay:** 0

**Absent:** 1 - Todd Tonore

**Abstain:** 0

Enactment No: OR-2286-22

## **NEW BUSINESS**

### **[22-5106](#)**

Resolution - A Resolution of the City of Mansfield, Texas, Approving an Economic Development Agreement Between the City of Mansfield, the Mansfield Economic Development Corporation, and Crystal Window and Door Systems; Authorizing the City Manager and MEDC President to Execute Said Agreement; and Providing an Effective Date

*Executive Director of Economic Development Jason Moore presented and requested that the City Council table this item to the next City Council meeting.*

**A motion was made by Council Member Short to table the item to the January 9, 2023 City Council Meeting. Seconded by Council Member Bounds. The motion CARRIED by the following vote:**

**Aye:** 6 - Larry Broseh; Julie Short; Mike Leyman; Casey Lewis; Michael Evans and Tamera Bounds

**Nay:** 0

**Absent:** 1 - Todd Tonore

**Abstain:** 0

### **[22-5102](#)**

Discussion and Possible Action to Increase Base Standards for Zoning Districts I1, I2, C1, C2, C3, OP, MF1, MF2, Adding Certain Uses in Existing

Zoning Districts to the Requirements for Specific Use Permits, and Placing a Moratorium on Certain Uses within Existing Zoning Districts

*Council Member Lewis spoke on the item. The City Council gave direction to staff to address development concerns and increase standards in the existing zoning districts.*

**ADJOURN**

**A motion was made by Council Member Lewis to adjourn the meeting at 9:20 p.m. Seconded by Council Member Bounds. The motion CARRIED by the following vote:**

**Aye:** 6 - Larry Broseh; Julie Short; Mike Leyman; Casey Lewis; Michael Evans and Tamera Bounds

**Nay:** 0

**Absent:** 1 - Todd Tonore

**Abstain:** 0

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ATTEST: Michael Evans, Mayor

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Keera Seiger, Assistant City Secretary