



CITY OF MANSFIELD

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

Meeting Agenda

City Council

Monday, January 22, 2024

2:30 PM

Council Chambers

REGULAR MEETING

1. **2:30 P.M. - CALL MEETING TO ORDER**

2. **WORK SESSION**

City Hall Design Finalist Presentations

Discussion Regarding the January 22, 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 Contracts and Updates

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

C. Personnel Matters Pursuant to Section 551.074

City Manager's Quarterly Update

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 #22-23

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. PRESENTATION

Presentation of the Salvation Army Red Kettle Mayoral Challenge Trophy

9. 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.

10. COUNCIL ANNOUNCEMENTS

11. SUB-COMMITTEE REPORTS

[24-5820](#)

Minutes - Approval of the January 8, 2024 Local Transportation Issues Sub-Committee Meeting Minutes (vote will be only by members of the

sub-committee: Lewis (Chair), Bounds, and Tonore)

Presenters: Susana Marin

Attachments: [1-8-24 DRAFT Meeting Minutes](#)

12. **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

[24-5828](#) Departmental Quarterly Reports

Presenters: Bernadette McCranie

Attachments: [Quarter 1 FY 2024 Mansfield Quarterly](#)

13. **TAKE ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION**

14. **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

[24-5834](#) Ordinance - An Ordinance of the City Of Mansfield, Texas, Amending Title XI of the Mansfield, Texas Code of Ordinances, Entitled "Business Regulations" By Amending Section 116.02, Entitled "Permits" of Subchapter "Donation Box Permits"; Amending Section 116.03, Entitled "Maintenance" of Subchapter "Donation Box Permits" of Chapter 116, Entitled "Donation Box Permits and Enforcement"; Providing for the Repeal of all Ordinances in Conflict; Providing a Severability Clause; Providing a Penalty of Fine Not to Exceed the Sum of Five Hundred Dollars (\$500.00) for Each Offense; And Providing an Effective Date

Presenters: Vanessa Ramirez

Attachments: [Ordinance](#)

[Redline](#)

[24-5821](#) Minutes - Approval of the January 8, 2024 Regular City Council Meeting Minutes

Presenters: Susana Marin

Attachments: [1-8-24 DRAFT Meeting Minutes](#)

END OF CONSENT AGENDA**15. PUBLIC HEARING CONTINUATION AND SECOND AND FINAL READING**

[23-5798](#) Ordinance - Public Hearing Continuation and Second and Final 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 Continuation and Second and Final 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](#)

16. NEW BUSINESS

[23-5819](#) Discussion and Possible Action on an Ordinance of the City of Mansfield, Texas Amending Chapter 158, "Standards, Registration, and Inspection Requirements for Multi-Family Dwelling Complexes," of Title XV, "Land Usage," of the Code of Mansfield, to Update Definitions, Procedures, and Requirements Throughout; Providing that this 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: Nicolette Ricciuti

Attachments: [Ordinance](#)

[Redline](#)

[24-5824](#) Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Approving a First Amendment to the Economic Development Agreement between the City of Mansfield, Texas, the Mansfield Economic

Development Corporation, the Board of Directors of Reinvestment Zone Number Four in the City of Mansfield, Texas, and HD5 Entertainment, 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, The MEDC Board President, and Chairman of TIRZ #4 Board, to Execute Said Agreement; And Declaring an Effective Date (General Fund, MEDC, TIRZ #4)

Presenters: Jason Moore

Attachments: [Resolution](#)

[First Amendment to Agreement](#)

[24-5826](#)

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 Perkins & Will, Inc. in an Amount Not to Exceed \$4,350,000 for the Design and Professional Services of the Multi-Use Stadium at Harvest Point (General Fund, TIRZ #4)

Presenters: Jason Moore

Attachments: [Resolution](#)

[Professional Services Contract](#)

[24-5827](#)

Resolution - A Resolution Approving, Designating and Commencing a Qualified Hotel Project Pursuant to Texas Tax Code Ch. 351; and Providing an Effective Date

Presenters: Jason Moore

Attachments: [Resolution](#)

[Exhibit A](#)

[24-5829](#)

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

Presenters: Matt Jones

Attachments: [Resolution](#)

[Development Agreement](#)

17. **ADJOURN**

CERTIFICATION

THIS IS TO CERTIFY THAT A COPY OF THE NOTICE OF the January 22, 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, January 18, 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. PLEASE SILENCE CELL PHONES WHILE THE CITY COUNCIL MEETING IS IN SESSION.