



CITY OF MANSFIELD

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

Meeting Agenda

City Council

Monday, April 10, 2023

3:00 PM

Council Chambers

REGULAR MEETING

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

2. **WORK SESSION**

Update from Habitat for Humanity - State of Habitat Presentation

Discussion Regarding 2023 City Council Priorities

Discussion Regarding the April 10, 2023 Consent Agenda Items

3. **PROCLAMATIONS**

[23-5281](#) North Texas Community 2023 Spring Litter Cleanup Challenge

Attachments: [Proclamation](#)

[23-5289](#) National Public Safety Telecommunicators Week

Attachments: [Proclamation](#)

4. **JOINT WORK SESSION WITH THE PLANNING AND ZONING COMMISSION**

Future Land Use Plan Update

Legislative Update on Senate and House Bills Influencing Development and Growth

5. **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. **Pending or Contemplated Litigation or to Seek the Advice of the City Attorney
Pursuant to Section 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. 3:20-CV-2061-N-BK

Seek Advice of City Attorney Regarding Pending Litigation – Cause No. 348-325719-21

Seek Advice of City Attorney Regarding Pending Litigation – Cause No. 4:23-CV-00131-O

Seek Advice of City Attorney Regarding Security Measures

Seek Advice of City Attorney Regarding Regulation of Short Term Rentals

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

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 # 21-19

Economic Development Project # 21-33

Economic Development Project # 22-14

Economic Development Project # 23-03

6. 6:30 P.M. – SPRING 2023 INTERNSHIP CLASS RECEPTION WITH CITY COUNCIL

7. 7:00 PM OR IMMEDIATELY FOLLOWING RECEPTION - RECONVENE INTO REGULAR BUSINESS SESSION

8. INVOCATION

9. PLEDGE OF ALLEGIANCE

10. TEXAS PLEDGE

"Honor the Texas Flag; I Pledge Allegiance to Thee, Texas, One State Under God; One and Indivisible"

11. PROCLAMATION

[23-5276](#)

Child Abuse Prevention Month Proclamation

Attachments: [Child Abuse Prevention Month](#)

12. RECOGNITION

Ben Barber Innovation Academy DECA Chapter

Spring 2023 Internship Class

13. 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.

14. COUNCIL ANNOUNCEMENTS**15. 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

16. TAKE ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION**17. 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

- [23-5284](#) Ordinance - Approval of an Ordinance Requesting to Abandon Certain Drainage Easements Relating to the Somerset Addition to Bloomfield Homes, L.P.
Presenters: Raymond Coffman
Attachments: [Ordinance](#)
[Exhibit A](#)
[Location Map](#)
[Quitclaim Deed](#)
[Quitclaim Exhibit A](#)
- [23-5274](#) Resolution - A Resolution Awarding a Contract for Construction of the Turner Way Wastewater Lift Station Rehabilitation Project to Dake Construction, and Authorizing Funding for an Amount Not to Exceed \$1,204,610.00 (Utility Fund)
Presenters: Alex Whiteway
Attachments: [Resolution](#)
- [23-5282](#) Resolution - A Resolution Authorizing Funding for the Installation of Roofing at Fire Station No. 4 to McClung Roofing Through the Interlocal Purchasing System (OMNIA Partners) for an Amount Not to Exceed One Hundred Seventeen Thousand Two Hundred and Sixty Dollars \$117,260.00 (General Fund)
Presenters: Jason Alexander
Attachments: [Resolution](#)
[LBK Roof Replacement Proposal](#)
[Ramon Franklin Roof Proposal](#)
[McClung Roofing Proposal](#)
- [23-5285](#) Resolution - A Resolution Authorizing Funding in an Amount Not to Exceed \$530,000.00 and Approval of Contracts, Including Design Services and Survey Services with Dunaway Associates, LLC, to Prepare West. Broad Street at Retta Rd. for Public Bidding and Construction (Street Bond Fund)
Presenters: Raymond Coffman
Attachments: [Resolution](#)
[W. Broad Location Map](#)
- [23-5286](#) Resolution - A Resolution Authorizing the Acquisition and Transfer of the Knob Hill Water Supply Corporation ("Knob Hill") Water Distribution Facilities and Customers to the City of Mansfield and Authorizing the City Manager or his Designee to Execute a Contract with Knob Hill and Make

Application for Sale Transfer Merger (STM) with the Public Utility Commission (PUC)

Presenters: Jeff Price

Attachments: [Resolution](#)

[23-5278](#)

Minutes - Approval of the March 20, 2023 Regular City Council Meeting Minutes

Presenters: Susana Marin

Attachments: [3-20-23 DRAFT Meeting Minutes](#)

END OF CONSENT AGENDA

18. PUBLIC HEARING

[23-5288](#)

Ordinance - Public Hearing and First and Final Reading on an Ordinance Approving Proposed Amendments to Section 155.072 of the Mansfield Code of Ordinances Related to Limiting the Number of Principal Buildings and Outbuildings Permitted in the D-1 and D-2 Zones within the D, Downtown District, and Permitting Row Houses By-Right in the D-2 and SD-1 Zones within the D, Downtown District (OA#23-003)

Presenters: Jason Alexander

Attachments: [Ordinance](#)

[23-5290](#)

Ordinance - Public Hearing and First and Final Reading on an Ordinance of the City Council of the City of Mansfield, Texas, Amending the Boundaries of Tax Increment Reinvestment Zone Number One, City of Mansfield, Texas; Extending the Term of Tax Increment Reinvestment Zone Number One, City of Mansfield, Texas; Approving an Amended and Restated Final Project and Finance Plan for Tax Increment Reinvestment Zone Number One, City of Mansfield, Texas; Making Certain Findings; Providing a Severability Clause; and Providing for an Immediate Effective Date

Presenters: Matt Jones

Attachments: [Ordinance](#)

[Project and Finance Plan](#)

19. PUBLIC HEARING AND FIRST READING

[23-5270](#)

Ordinance - Public Hearing and First Reading on an Ordinance Approving a Change of zoning from C-2, Community Business District to S, South Mansfield Form Based Development District on Approximately 12.899 Acres in the Joseph Lawrence Survey, Abstract No. 616, City of Mansfield, Ellis County, Texas on Property Located at 3400 Harmon Road; M.R. Development, Developer (ZC#23-004)

Presenters: Jason Alexander

Attachments: [Ordinance](#)

[Exhibit A](#)

[Maps and Supporting Information](#)

[23-5271](#)

Ordinance - Public Hearing and First Reading on an Ordinance Approving a Zoning Change from C-2, Community Business District to PD, Planned Development District with C-2, Community Business District Uses and Eating Places with Drive-Through Service (Two Quick Service Restaurants) on Approximately 2.08 Acres Located at 1734 N. US 287; DEB 287, LLC, Owner; First Hartford Realty Corporation, Developer; and Bohler Engineering, Engineer (ZC#23-002)

Presenters: Jason Alexander

Attachments: [Ordinance](#)

[Exhibit A - Legal Description](#)

[Exhibit B - Planned Development Standards](#)

[Exhibit B1 - Development Plan](#)

[Exhibit D - Landscape Plan](#)

[Maps and Supporting Information](#)

20. PUBLIC HEARING CONTINUATION AND SECOND AND FINAL READING

[23-5187](#)

Ordinance - Public Hearing Continuation and Second and Final Reading on an Ordinance Approving a Zoning Change from SF-7.5/12, Single-Family Residential District and PD, Planned Development District to D, Downtown District, D-1, Sub-Urban Zone on Approximately 1.460 Acres Located at 505 W. Kimball St., 506 W. Kimball St., and 509 Alvarado St.; Benjamin Hartman, owner

Presenters: Jason Alexander

Attachments: [Ordinance](#)

[Exhibit A](#)

[Maps and Supporting Information](#)

[23-5212](#)

Ordinance - Public Hearing Continuation and Second and Final Reading on an Ordinance Approving a Zoning Change from PD, Planned Development District to PD, Planned Development District Multi-Family Residential Uses on Approximately 7.77 Acres out of the Henry Odell Survey, Abstract No. 1196, Tarrant County, Texas, on Property Located at 1725 E. Broad Street; Bridgeview Real Estate, owner/developer (ZC#22-019)

Presenters: Jason Alexander

Attachments: [Ordinance](#)

[Exhibit A - Legal Description](#)

[Exhibit B - Site Plan](#)

[Exhibit B-1 - PD Planned Development District Regulations \(Clean\)](#)

[Exhibit B-1 - PD Planned Development District Regulations \(Redlines\)](#)

[Exhibit C - Elevations](#)

[Exhibit D - Landscape](#)

[Exhibit E - Sign Plan](#)

[Maps and Supporting Information](#)

21. **NEW BUSINESS**

[23-5273](#)

Discussion and Possible Action Considering the Approval of a Resolution Regarding the Nomination of A Candidate to Serve on the Board of Directors for the Tarrant Appraisal District for the Calendar Years 2022 and 2023

Presenters: Troy Lestina

Attachments: [Resolution](#)

[23-5275](#)

Ordinance - First and Final Reading on an Ordinance Approving a Development Agreement with BV Landco LP Regarding the Development of Approximately 26.801 Acres, Being Lot 2R2, Block 47, Hillcrest Addition, According to the Plat Filed in Cabinet A, Slide 9110, and Lot 3, Block 47, Hillcrest Addition, According to the Plat Filed in Volume 388-45, Page 29, Plat Records, Tarrant County, Texas, Located at 203 South Wisteria Street and 1304 East Broad Street; Approving a Concept Plan and Phasing Plan; Providing that this Ordinance Shall Be Cumulative of All Ordinances; Providing a Savings Clause; Providing for a Penalty Clause; Providing a Severability Clause; and Providing an Effective Date

Presenters: Jason Alexander

Attachments: [Ordinance](#)

[Exhibit A](#)

22. **ADJOURN**

CERTIFICATION

THIS IS TO CERTIFY THAT A COPY OF THE NOTICE OF the April 10, 2023 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, April 6, 2023 prior to 5:00 p.m., in compliance with Chapter 551, Texas Government Code.

Susana Marin, City Secretary

Approved as to form:

City Attorney

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.