



CITY OF MANSFIELD

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

Meeting Minutes - Final

City Council

Monday, April 10, 2023

3:00 PM

Council Chambers

REGULAR MEETING

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

Mayor Evans called the meeting to order at 3:16 p.m.

Council Member Leyman was absent due to his resignation.

Present 6 - Larry Brose; Julie Short; Casey Lewis; Todd Tonore; Michael Evans and Tamera Bounds

N/A's 1 - Mike Leyman

WORK SESSION

Update from Habitat for Humanity - State of Habitat Presentation

Representatives from Habitat for Humanity gave a brief update and presented a check representing the 2022 ad valorem taxes paid by the Habitat for Humanity homes.

Discussion Regarding 2023 City Council Priorities

City Manager Joe Smolinski spoke on the development of the City Council priorities and turned the discussion over to Assistant to the City Manager Faith Morse, who presented the most updated version of the priorities. The priorities include Focusing on the Future, Building Strong Neighborhoods, Developing a Strong Economy, Providing a Safe Community, and Improving City Wide Mobility. The City Council made suggestions to further revise the priorities, which staff will complete and bring back to Council.

Discussion Regarding the April 10, 2023 Consent Agenda Items

Director of Engineering Services Raymond Coffman spoke on agenda items 23-5284 and 23-5285, Construction and Facilities Manager Andy Hale spoke on agenda item 23-5282, Assistant Director of Water Utilities Alex Whiteway spoke on agenda item 23-5274, and Director of Public Works Jeff Price spoke on agenda item 23-5286.

PROCLAMATIONS

[23-5281](#)

North Texas Community 2023 Spring Litter Cleanup Challenge

Mayor Evans read and presented the proclamation to Public Education Specialist

Rebecca Sales.

[23-5289](#)

National Public Safety Telecommunicators Week

Mayor Evans read and presented the proclamation to the Mansfield public safety telecommunicators.

RECESS INTO EXECUTIVE SESSION

In accordance with Texas Government Code, Chapter 551, Mayor Evans recessed the meeting into executive session at 4:14 p.m. Mayor Evans called the executive session to order in the Council Conference Room at 4:20 p.m. Mayor Evans recessed the executive session at 5:29 p.m.

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

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

Land Acquisition for Future Development

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

Economic Development Project # 21-19

Economic Development Project # 21-33

Economic Development Project # 22-14

Economic Development Project # 23-03

JOINT WORK SESSION WITH THE PLANNING AND ZONING COMMISSION

Future Land Use Plan Update

Executive Director of Planning and Development Services Jason Alexander presented an update on the Future Land Use Plan (FLUP). The update covered a recap of the March 3, 2023 FLUP Steering Committee Meeting, at which Freese and Nichols collaborated with the Committee to create a structure for the FLUP. The structure included land use goals which focused on neighborhood and housing, mixed-use, parks and public spaces, and retail and employment. Jason spoke on the goals in detail, presented closing thoughts and key takeaways, and touched on the FLUP tentative timeline.

Legislative Update on Senate and House Bills Influencing Development and Growth

Assistant Director of Planning Arty Wheaton-Rodriguez spoke on various Senate and House Bills currently being considered by the Texas legislature regarding accessory dwelling units, residential lot size and density requirements, and extra-territorial jurisdictions.

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

The City Council met with the Spring 2023 interns to recognize their service to the city.

RECESS INTO EXECUTIVE SESSION

In accordance with Texas Government Code, Chapter 551, Mayor Evans called the executive session to order in the Council Conference Room at 6:50 p.m. Mayor Evans recessed the executive session at 7:06 p.m.

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

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

Land Acquisition for Future Development

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

Economic Development Project # 21-19

Economic Development Project # 21-33

Economic Development Project # 22-14

Economic Development Project # 23-03

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

Mayor Evans reconvened the meeting into regular business session at 7:12 p.m.

INVOCATION

Jonathan Baba of More Church gave the Invocation.

PLEDGE OF ALLEGIANCE

Mayor Pro Tem Tonore 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 Short led the Texas Pledge.

PROCLAMATION

[23-5276](#)

Child Abuse Prevention Month Proclamation

Mayor Evans read and presented the proclamation.

RECOGNITION

Ben Barber Innovation Academy DECA Chapter

Mayor Evans and Council recognized the Ben Barber Innovation Academy DECA Chapter for being named the Chapter of the Year.

Spring 2023 Internship Class

Assistant to the City Manager Faith Morse, Mayor Evans, and the City Council recognized the Spring 2023 Internship Class.

CITIZEN COMMENTS

Cory Hoffman, 1604 Chretien Point Drive - Mr. Hoffman presented proposed amendments to the residential accessory building ordinance.

Rachel Grossman, 810 Muirfield Drive - Ms. Grossman spoke on an email she sent to Council regarding the need for a public shuttle service.

Amanda Kowalski, 4 River Crest Court - Ms. Kowalski thanked the Council, staff, and city for their support for the Pickle Parade.

COUNCIL ANNOUNCEMENTS

Council Member Lewis recognized city staff and Council for combatting rising property values.

Council Member Bounds spoke on the travel Council has done recently to speak to legislators on funds desired for Mansfield and the laws and regulations for Mansfield citizens.

Council Member Broseh spoke on his appreciation for Mr. Baba's Invocation.

Mayor Evans echoed Council Member Lewis' and Bounds' comments and spoke on microtransportation and listening to Mansfield citizens.

STAFF COMMENTS

City Manager Report or Authorized Representative

Current/Future Agenda Items

Joe Smolinski contributed the reduction in tax rates to the Council and recognized Council for serving and giving their time to the citizens.

TAKE ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION

There was no action taken.

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.

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

AN ORDINANCE VACATING AND ABANDONING CERTAIN DRAINAGE EASEMENTS RELATING TO THE SOMERSET ADDITION; DECLARING THAT SUCH PROPERTY IS UNNECESSARY FOR USE BY THE PUBLIC; AUTHORIZING THE MAYOR OF THE CITY OF MANSFIELD, TEXAS, TO EXECUTE QUITCLAIM DEEDS RELEASING PUBLIC OWNERSHIP INTEREST OR CONTROL OF SAID EASEMENTS; AND PROVIDING FOR 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: 6 - Larry Broseh; Julie Short; Casey Lewis; Todd Tonore; Michael Evans and Tamara Bounds

Nay: 0

Abstain: 0

Enactment No: OR-2292-23

[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)

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

A RESOLUTION AWARDING A CONTRACT FOR CONSTRUCTION OF THE TURNER WAY WASTEWATER LIFT STATION REHABILITATION PROJECT TO DAKE CONSTRUCTION FOR AN AMOUNT NOT TO EXCEED \$1,204,610.00 (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: 6 - Larry Broseh; Julie Short; Casey Lewis; Todd Tonore; Michael Evans and Tamera Bounds

Nay: 0

Abstain: 0

Enactment No: RE-4005-23

[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)

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

A RESOLUTION AUTHORIZING EXECUTION OF AN AGREEMENT 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 AND TWO HUNDRED AND SIXTY DOLLARS (\$117,260.00); AND PROVIDING AN EFFECTIVE DATE (GENERAL 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: 6 - Larry Broseh; Julie Short; Casey Lewis; Todd Tonore; Michael Evans and Tamera Bounds

Nay: 0

Abstain: 0

Enactment No: RE-4006-23

[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)

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

A RESOLUTION AUTHORIZING FUNDING IN AN AMOUNT NOT TO EXCEED \$530,000.00 AND APPROVAL OF CONTRACTS, INCLUDING DESIGN SERVICES WITH DUNAWAY ASSOCIATES, LLC, TO PREPARE WEST BROAD STREET AT RETTA RD. FOR PUBLIC BIDDING AND CONSTRUCTION (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: 6 - Larry Broseh; Julie Short; Casey Lewis; Todd Tonore; Michael Evans and Tamera Bounds

Nay: 0

Abstain: 0

Enactment No: RE-4007-23

[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)

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

A RESOLUTION OF THE CITY OF MANSFIELD, TEXAS, AUTHORIZING THE ACQUISITION AND TRANSFER OF THE KNOB HILL WATER SUPPLY CORPORATION ("KNOB HILL") WATER DISTRIBUTION FACILITIES AND CUSTOMERS TO THE CITY OF MANSFIELD, TEXAS ("MANSFIELD"); AUTHORIZING THE CITY MANAGER, OR HIS DESIGNEE, TO EXECUTE AN AGREEMENT DESIGNATING RETAIL WATER SERVICE TERRITORY AND TRANSFERRING DISTRIBUTION FACILITIES AND CUSTOMERS BETWEEN MANSFIELD AND KNOB HILL; AUTHORIZING THE CITY MANAGER, OR HIS DESIGNEE, TO EXECUTE SUCH DOCUMENTS AND TO TAKE SUCH ACTIONS AS NECESSARY, OR REQUESTED, BY THE PUBLIC UTILITY COMMISSION OF TEXAS AND/OR THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY TO COMPLETE THE ACQUISITION AND TRANSFER OF THE KNOB HILL WATER DISTRIBUTION FACILITIES AND CUSTOMERS TO MANSFIELD; AND, PROVIDING 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: 6 - Larry Broseh; Julie Short; Casey Lewis; Todd Tonore; Michael Evans and Tamera Bounds

Nay: 0

Abstain: 0

Enactment No: RE-4008-23

[23-5278](#)

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

A motion was made by Council Member Broseh to approve the minutes of the March 20, 2023 Regular City Council Meeting as presented. Seconded by Council Member Bounds. The motion CARRIED by the following vote:

Aye: 6 - Larry Broseh; Julie Short; Casey Lewis; Todd Tonore; Michael Evans and Tamera Bounds

Nay: 0

Abstain: 0

END OF CONSENT AGENDA

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)

Jason Alexander presented the item, spoke on further amendments for multi-family, and answered Council questions.

Mayor Evans opened the public hearing at 8:14 p.m.

Mayor Evans recognized the following non-speaker:

Ben Hartman, 509 Alvarado - Support

Mayor Evans closed the public hearing at 8:14 p.m.

A motion was made by Council Member Lewis to approve the first and final reading of the following ordinance:

AN ORDINANCE OF THE CITY OF MANSFIELD, TEXAS AMENDING CHAPTER 155, "ZONING," OF THE CODE OF ORDINANCES OF THE CITY OF MANSFIELD, TEXAS, TO AMEND PROVISIONS OF THE D, DOWNTOWN DISTRICT TO MODIFY STANDARDS RELATED TO LIMITING THE NUMBER OF BUILDINGS THAT MAY BE BUILT ON A LOT IN THE D-1 AND D-2 ZONES; TO MODIFY STANDARDS RELATED TO MULTI-FAMILY RESIDENTIAL BUILDINGS IN THE D-2 AND D-3 ZONES; 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.

Council Member Lewis clarified that the motion was to include the document that was in front of Council that includes the multi-family amendments. City Attorney Bradley Anderle confirmed it was the understanding of the City Council that the motion included the clarification.

The motion CARRIED by the following vote:

Aye: 6 - Larry Broseh; Julie Short; Casey Lewis; Todd Tonore; Michael Evans and Tamera Bounds

Nay: 0

Abstain: 0

Enactment No: OR-2293-23

[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

Assistant City Manager Matt Jones presented the item and answered questions.

Mayor Evans opened the public hearing at 8:23 p.m. With no one wishing to speak, Mayor Evans closed the public hearing at 8:23 p.m.

A motion was made by Council Member Lewis to approve the first and final reading of the following ordinance, with a clarification that James McKnight Parks East and West be included in the boundary extension:

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

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

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

Aye: 6 - Larry Broseh; Julie Short; Casey Lewis; Todd Tonore; Michael Evans and Tamera Bounds

Nay: 0

Abstain: 0

Enactment No: OR-2294-23

PUBLIC HEARING AND FIRST READING

[23-5270](#)

Ordinance - Public Hearing Continuation and Second and Final

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)

Jason Alexander presented the item. Applicant Kim McCaslin, M.R. Development, presented and answered Council questions.

Mayor Evans opened the public hearing at 8:57 p.m. With no one wishing to speak, Mayor Evans continued the public hearing at 8:57 p.m.

A motion was made by Council Member Short 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 Bounds. The motion CARRIED by the following vote:

Aye: 6 - Larry Broseh; Julie Short; Casey Lewis; Todd Tonore; Michael Evans and Tamera Bounds

Nay: 0

Abstain: 0

Enactment No: OR-2298-23

[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)

Jason Alexander stated the applicant submitted a letter requesting this item be withdrawn.

Mayor Evans opened the public hearing at 8:57 p.m. With no one wishing to speak, Mayor Evans continued the public hearing at 8:57 p.m.

There was no action taken.

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

Jason Alexander presented the item and answered questions. Bradley Anderle advised the Council. Applicant Benjamin Hartman spoke and answered questions.

Mayor Evans continued the public hearing at 9:06 p.m. With no one wishing to speak, Mayor Evans closed the public hearing at 9:06 p.m.

A motion was made by Council Member Short to approve the second and final reading of the following ordinance:

AN ORDINANCE OF THE CITY OF MANSFIELD, TEXAS, AMENDING CHAPTER 155, "ZONING", OF THE CODE OF ORDINANCES OF THE CITY OF MANSFIELD, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING ON THE HEREINAFTER DESCRIBED PROPERTIES TO AD, DOWNTOWN DISTRICT, D-1, SUB- URBAN ZONE, 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 Lewis. The motion CARRIED by the following vote:

Aye: 4 - Larry Broseh; Julie Short; Casey Lewis and Michael Evans

Nay: 2 - Todd Tonore and Tamera Bounds

Abstain: 0

Enactment No: OR-2295-23

[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)

Jason Alexander presented the item and answered Council questions. Applicant Dru Guillot, Bridgeview Real Estate, answered Council questions. Joe Smolinski and Matt Jones made brief comments.

Mayor Evans continued the public hearing at 9:21 p.m.

Aaron Swapp, 261 Carlin Road - Mr. Swapp spoke in opposition to the item.

Amanda Stukey, 333 Carlin Road - Ms. Stukey spoke in opposition to the item.

Nicole Zaitoon, 321 Carlin Road - Ms. Zaitoon spoke in opposition to the item.

Greg Kunasek, 405 Carlin Road - Mr. Kunasek spoke in opposition the item.

Steve Nelson, 257 Carlin Road - Mr. Nelson spoke in support of the item.

With no one else wishing to speak, Mayor Evans closed the public hearing at 9:34 p.m.

A motion was made by Council Member Short to approve the second and final reading of the following ordinance with the suggestion from Planning on the parking structure recommendations and with the understanding that there will be a development agreement prior to permit:

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 MULTI-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

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

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

Aye: 4 - Larry Broseh; Julie Short; Michael Evans and Tamera Bounds

Nay: 2 - Casey Lewis and Todd Tonore

Abstain: 0

Enactment No: OR-2296-23

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

Deputy City Manager Troy Lestina presented the item. Mayor Evans spoke on work he's done regarding this item.

There was no action taken.

[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

Jason Alexander presented the item and along with Matt Jones, answered Council questions.

A motion was made by Council Member Short to approve the first and final reading of the following ordinance:

AN ORDINANCE APPROVING A DEVELOPMENT AGREEMENT WITH BV LANDCO LV REGARDING PROPERTY BEING DESCRIBED AS 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

(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;Casey Lewis;Todd Tonore;Michael Evans and Tamera Bounds

Nay: 0

Abstain: 0

Enactment No: OR-2297-23

ADJOURN

A motion was made by Council Member Lewis to adjourn the meeting at 10:02 p.m. Seconded by Council Member Short. The motion CARRIED by the following vote:

Aye: 6 - Larry Broseh;Julie Short;Casey Lewis;Todd Tonore;Michael Evans and Tamera Bounds

Nay: 0

Abstain: 0

ATTEST: Michael Evans, Mayor

Susana Marin, City Secretary