



CITY OF MANSFIELD

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

Meeting Agenda

City Council

Monday, May 20, 2024

3:30 PM

Council Chambers

REGULAR MEETING

1. **3:30 P.M. - CALL MEETING TO ORDER**

2. **WORK SESSION**

Discussion Regarding the Cost Recovery Program

Discussion Regarding the May 20, 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 the Use of City Owned Property

Seek Advice of City Attorney Regarding Rules of Procedure Related to Posted Agenda Items

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**

Board Interviews

Board Appointments

Review of Municipal Court Judge Contract

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

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. RECOGNITION

Mansfield High School JROTC

MISD High School Students Enlisting in the U.S. Military

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

[24-6019](#) Minutes - Approval of the May 13, 2024 Local Transportation Issues Sub-Committee Meeting Minutes (vote will be only by members of the sub-committee: Tonore (Chair), Bounds, and Fresquez)

Presenters: Susana Marin

Attachments: [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

National Endowment for the Arts Grant

B. Business Services Department Report

[24-6025](#) Presentation of the Monthly Financial Report for the Period Ending March 31, 2024

Presenters: Bryan Rebel

Attachments: [March Monthly Financials](#)

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

[24-5903](#) Resolution - A Resolution to Consider Amendment Number Six to the Water Park Ground Lease and Operating Agreement Between STORE Master Funding VIII, LLC, and the City of Mansfield to Allow for New Capital Improvements and Expenditures of the Hawaiian Falls Water Park Mansfield; 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: Vanessa Ramirez

Attachments: [Resolution](#)

[Sixth Amendment](#)

- [24-5985](#) Resolution - A Resolution Amending the Bylaws for the Mansfield Economic Development Corporation Board to Align its Purchasing Guidelines with State Law
Presenters: Jason Moore
Attachments: [Resolution](#)
[Amended Bylaws](#)
- [24-6016](#) Resolution – A Resolution Authorizing the Purchase of Property Located at 1024 Wilson Drive for the Walnut Creek Linear Park Trail System
Presenters: James Fish
Attachments: [Resolution](#)
- [24-6021](#) Resolution - A Resolution to Approve a Participation Agreement between Tarrant County and the City of Mansfield, Providing for Tarrant County Participation in the City of Mansfield Tax Increment Reinvestment Zone (TIRZ) #4
Presenters: Jason Moore
Attachments: [Resolution](#)
[Tarrant County Agreement](#)
- [24-6023](#) Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Approving an Inter-Local Agreement by and Between the City of Mansfield and the City of Burleson for Use of Mansfield's Gun Range and Driving Track and Authorizing its Execution through its Duly Appointed and Authorized City Managers; and Providing an Effective Date
Presenters: Tracy Aaron
Attachments: [Resolution](#)
[Interlocal Agreement](#)
- [24-6024](#) Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Approving Amendment Number One to a Chapter 380 Economic Development Agreement Between the City of Mansfield and M3 Ranch Development, Inc.; 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: Vanessa Ramirez
Attachments: [Resolution](#)
[First Amendment](#)

END OF CONSENT AGENDA

15. PUBLIC HEARING AND FIRST AND FINAL READING

- [24-6018](#) Ordinance - Public Hearing and First and Final Reading on an

Ordinance for Proposed Amendments to the Master Thoroughfare Plan

Presenters: Raymond Coffman

Attachments: [Ordinance](#)

[Exhibit "A"](#)

16. PUBLIC HEARING AND FIRST READING

[24-5889](#)

Ordinance - Public Hearing Continuation and First Reading on a Change of Zoning from C-2, Community Business District to PD, Planned Development for Commercial Uses and Car Wash on Approximately 3.382 Acres in the Henry McGehee Survey Abstract No.998, City of Mansfield, Tarrant Co, TX, Located at 585 E Debbie Ln. (ZC#23-025)

Presenters: Jason Alexander

Attachments: [Ordinance](#)

[Maps and Supporting Information](#)

[Exhibits A - E](#)

17. PUBLIC HEARING CONTINUATION AND SECOND AND FINAL READING

[23-5763](#)

Ordinance - Public Hearing Continuation and Second and Final Reading on an Ordinance Approving a Change of Zoning from MH, Manufactured Home District and PR, Pre-Development District to PD, Planned Development District for Attached Single-Family Residential and Manor House Uses on Approximately 11.03 Acres Located at 2600, 2626, and 2628 N. Main Street; Phillips Equity Capital, LLC, Owner/Developer (ZC#22-018)

Presenters: Jason Alexander

Attachments: [Ordinance](#)

[Maps and Supporting Information](#)

[Exhibits A-E](#)

[24-6004](#)

Ordinance - Public Hearing Continuation and Second and Final Reading on an Ordinance Approving a Change of Zoning from A, Agricultural District to PD, Planned Development District for Single-Family Residential Uses on Approximately 3.13 Acres Located at 880 Turner Way; SPAPS, LLC, Owner, and HCE, Inc., Engineer (ZC#23-007)

Presenters: Jason Alexander

Attachments: [Ordinance](#)

[Maps and Supporting Information](#)

[Exhibit A - Legal Description](#)

[Exhibit B - Proposed PD, Planned Development District Regulations](#)

[Exhibit C - Development Plan](#)

[Exhibit D - Landscape Plan](#)

18. NEW BUSINESS[24-5974](#)

Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Approving a TIRZ Reimbursement Agreement Between the City of Mansfield, Texas, the Board of Directors of Reinvestment Zone Number One, and Cannon Hospitality, 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 and Chairman of TIRZ #1 Board, to Execute Said Agreement; and Declaring an Effective Date (TIRZ #1)

Presenters: Kristen Petree

Attachments: [Resolution](#)

[Reimbursement Agreement](#)

19. ADJOURN**CERTIFICATION**

THIS IS TO CERTIFY THAT A COPY OF THE NOTICE OF the May 20, 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, May 20, 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.