



CITY OF MANSFIELD

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

Meeting Agenda

City Council

Monday, June 24, 2024

1:00 PM

Council Chambers

REGULAR MEETING

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

2. **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 Potential Housing Finance Corporation Legislation

Seek Advice of City Attorney Regarding Contract Negotiations Related to Health Insurance

Seek Advice of City Attorney Regarding the Use of American Rescue Plan Funds

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

Discussion Regarding Potential Public/Private Partnership Opportunities

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 #21-01

Economic Development Project #21-23

Economic Development Project #21-33

Economic Development Project #22-27

Economic Development Project #23-14

Economic Development Project #23-15

3. WORK SESSION

Discussion Regarding Design Standards for Signs and Traffic Signals

Discussion Regarding Parking Lot Paving Materials

Discussion and Demo of Health Inspection Website

Park Projects Update

Discussion Regarding the Fiscal Year 2025 Budget

Discussion Regarding the June 24, 2024 Consent Agenda Items

4. 6:00 PM OR IMMEDIATELY FOLLOWING WORK 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. PROCLAMATION

[24-6071](#) Parks and Recreation Month Proclamation

Attachments: [Proclamation](#)

9. PRESENTATION

President's Volunteer Service Award

10. RECOGNITION

Employee Recognition

11. 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.

12. COUNCIL ANNOUNCEMENTS**13. 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

14. TAKE ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION**15. 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

[24-6043](#) Resolution - A Resolution of the City Council of the City of Mansfield, Texas Approving an Economic Development Agreement with Knox Street Partners No.31, Ltd., and Hanover Services Group, Inc. (Collectively Known as the Developer); 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](#)

[Exhibit A](#)

[24-6067](#) Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Approving Professional Services Contracts with Teague Nall and Perkins, LLC and Brittain and Crawford, LLC, and Approving Funding in an Amount not to Exceed \$1,278,156.00 for the Watson Branch Parallel Sewer (Utility Fund)

Presenters: Raymond Coffman

Attachments: [Resolution](#)

[Exhibit A](#)

[Map](#)

[24-6070](#) 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 Birkhoff, Hendricks and Carter, LLP in an Amount Not to Exceed \$100,000.00 for Development Review Services (General Fund)

Presenters: Raymond Coffman

Attachments: [Resolution](#)

[Exhibit A](#)

[24-6072](#) 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 HR Green, Inc. in an Amount Not to Exceed \$100,000.00 for Capital Project Management Services (Street Bond Fund)

Presenters: Raymond Coffman

Attachments: [Resolution](#)

[Exhibit A](#)

[24-6073](#) Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Approving Professional Services Contracts with Baird, Hampton & Brown, Inc. for Design Services, and Brittain & Crawford, LLC for Surveying Services, and Approving Funding in an Amount Not to Exceed \$952,944.00 for the Wilson Drive Extension (West Broad St. to Westhill Parks) (Street Bond Fund)

Presenters: Raymond Coffman

Attachments: [Resolution](#)

[Exhibit A](#)

[Exhibit B](#)

[24-6074](#) Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Approving an Agreement with Oncor Electric Delivery Company LLC in an Amount Not to Exceed \$52,686.33 to Relocate the Overhead Electric Service Lines From East to West to an Underground Service for the Future Improvements to James McKnight Park West (MPFDC 1/2 Cent Sales Tax)

Presenters: James Fish

Attachments: [Resolution](#)

[Exhibit A](#)

[24-6075](#) Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Approving the Use of the Buy Board Purchasing Avenue to Order the Long Lead Time Playground Equipment as Presented Through Whirlix Design Inc. and Landscape Structures Inc. in an Amount Not to Exceed \$3,000,000 for the Equipment, Delivery and Installation Related to the Phase 1B Improvements at Katherine Rose Memorial Park (ARPA)

Presenters: James Fish

Attachments: [Resolution](#)

[Exhibit A](#)

[24-6065](#) Minutes - Approval of the June 10, 2024 Regular City Council Meeting Minutes

Presenters: Susana Marin

Attachments: [6-10-24 DRAFT Meeting Minutes](#)

END OF CONSENT AGENDA

16. PUBLIC HEARING AND FIRST READING

[24-6048](#) Ordinance - Public Hearing and First Reading on an Ordinance Approving a Change of Zoning from SF-7.5/12, Single-Family Residential District to PD, Planned Development District for Detached Single-Family Residential Uses on approximately 0.783 acres located at 509 W. Kimball Street; Avante Procurement LLC, owner; First Choice Builders, Developer (ZC#24-001)

Presenters: Jason Alexander

Attachments: [Ordinance](#)

[Maps and Supporting Information](#)

[Exhibits A - C](#)

[24-6049](#) Ordinance - Public Hearing and First Reading on an Ordinance Approving

a Change of Zoning from SF-7.5/12, Single-Family Residential District, D, Downtown District (SD-1, Broad Street Corridor), and C-2, Community Business District to D, Downtown District, D-3, Urban Center Zone on Approximately 10.52 Acres Total, Being Approximately 7.4 Acres on a Portion of Block 17 and a Portion of the John Collier Tract, Original Town of Mansfield and Being Approximately 3.12 Acres in Lot 1R1A, Block 1, Lee's Broad Addition, located at 605 and 703 E. Broad Street; City of Mansfield, Applicant (ZC#24-007)

Presenters: Jason Alexander

Attachments: [Ordinance](#)

[Maps and Supporting Information](#)

[Exhibit A](#)

[24-6050](#)

Ordinance - Public Hearing and First Reading on an Ordinance Approving a Change of Zoning from PD, Planned Development and PR, Pre-Development District to PD, Planned Development District for Commercial Uses, Retail and Restaurant with Drive-Through Service on approximately 1.292 acres in the J. Grimsley Survey Abstract No.578, City of Mansfield, Tarrant Co, TX, located at 1741 E Debbie Ln. (ZC#24-006)

Presenters: Jason Alexander

Attachments: [Ordinance](#)

[Maps and Supporting Information](#)

[Exhibits A - D](#)

[24-6051](#)

Ordinance - Public Hearing and First Reading on an Ordinance Approving a Change of Zoning from PR, Pre-Development District to S, South Mansfield Form-Based Development District on Approximately 19.974 acres, generally located east of State Highway 360, west of the Tarrant Regional Water District pipeline tract, and approximately 800 feet south of Lone Star Road; City of Mansfield, Applicant (ZC#24-010)

Presenters: Jason Alexander

Attachments: [Ordinance](#)

[Maps and Supporting Information](#)

[Exhibit A](#)

[24-6052](#)

Ordinance - Public Hearing and First Reading on an Ordinance Approving a Change of Zoning from PD, Planned Development District for Single-Family to PD, Planned Development District, for detached and attached single-family residential (row house) uses on approximately 11.621 acres out of the T. Hanks Survey, Abstract No. 644 and the M. Dickey Survey Abstract No. 1986 Tarrant County, TX, located at 801 Lillian Rd. and 1340 W. Broad St. Josephdam Real Estate, Developer (ZC#23-016)

Presenters: Jason Alexander

Attachments: [Ordinance](#)

[Maps and Supporting Information](#)

[Exhibit A, B, and D](#)

[Exhibit C](#)

17. PUBLIC HEARING CONTINUATION AND SECOND AND FINAL READING

[24-6003](#)

Ordinance - Public Hearing Continuation and Second and Final Reading on an Ordinance Approving a Change of Zoning from PR, Pre-Development District to PD, Planned Development District for Mixed Uses on Approximately 134.8 Acres of Land Situated in the J. Lawrence Survey, Abstract No. 616, the M. Gregg Survey, Abstract No. 385, J. Lawrence Survey, Abstract No. 616, and the H. Henderson Survey, Abstract No. 432; City of Mansfield, Ellis County, Texas, Located Approximately 1500 Feet East of State Highway 360, South of Lone Star Road, and South of Britton Road (ZC#24-009)

Presenters: Jason Alexander

Attachments: [Ordinance](#)

[Maps and Supporting Information](#)

[Exhibit A](#)

[Exhibit B](#)

18. NEW BUSINESS

[24-6038](#)

Ordinance - An Ordinance of the City of Mansfield, Texas, Approving a Development Plan with Knox Street Partners Number 31, LTD., Regarding the Development of Approximately 70.897 Acres Generally Located at the Northwest Corner of U.S. Highway 287 and St. Paul Road, on Property Addressed at 3571 St. Paul Road; 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](#)

[Development Plan](#)

[24-6077](#)

Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Authorizing the City Manager or His Designee to Finalize, Negotiate and Execute an Economic Development Agreement between the City of Mansfield, Texas, the Board of Directors of Reinvestment Zone Number Four in the City of Mansfield, Texas, and Arcadia Realty Corp; Finding that the Meeting at which this Resolution is Passed is Open to the Public as Required by Law; And Declaring an Effective Date (General Fund, TIRZ #4, Utility Fund)

Presenters: Jason Moore

Attachments: [Resolution](#)

[Exhibit A](#)

[Master Plan Exhibit](#)

[24-6069](#)

Discussion and Possible Action Regarding a Potential Increase to the Homestead Exemption

Presenters: Troy Lestina

Attachments: [Ordinance](#)

19. ADJOURN

CERTIFICATION

THIS IS TO CERTIFY THAT A COPY OF THE NOTICE OF the June 24, 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, June 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.