



CITY OF MANSFIELD

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

Meeting Minutes - Draft

City Council

Monday, May 8, 2023

3:00 PM

Council Chambers

REGULAR MEETING

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

Mayor Evans called the meeting to order at 3:00 p.m.

Council Member Leyman was absent due to his resignation.

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

N/A's 1 - Mike Leyman

PROCLAMATIONS

[23-5328](#)

National Police Week

Mayor Evans read and presented the proclamation to the Mansfield Police Department.

[23-5329](#)

National Correctional Officers and Employees Week

Mayor Evans read and presented the proclamation to the Mansfield Police Department.

RECOGNITION

High School Interns

Mayor Evans and Assistant to the City Manager Faith Morse recognized the various high school students who completed their internships with the City.

WORK SESSION

Discussion Regarding Financial Reports

Deputy City Manager Troy Lestina and Director of Finance Latifia Coleman spoke on City Charter and Public Funds Investment Act requirements regarding financial reports and the revised format of the financial reports submitted on a monthly basis to the City Council. The City Council provided feedback and directed staff to post the Monthly Financial Reports to the website.

Discussion Regarding Changes to the Provisions for Accessory Dwelling Units

Executive Director of Planning and Development Services Jason Alexander spoke on the proposed revisions to the accessory dwelling unit language focusing on the three key areas of definitions, special exceptions, and special conditions within the city's zoning ordinance. Jason also spoke on current proposed legislation being considered by the Texas House and Senate regarding accessory dwelling units. Jason, City Manager Joe Smolinski, and City Attorney Bradley Anderle answered Council questions. The City Council expressed their concerns regarding accessory dwelling units.

Discussion Regarding a Comprehensive Economic Development Policy

Executive Director of Economic Development Jason Moore presented the structure and framework of an Economic Development Incentive Policy and solicited feedback from Council on the presented material. Jason spoke on who to incentivize, targeted locations, the incentives to be considered, and ways to incentivize.

Discussion Regarding June 2023 Council Meetings

The City Council gave direction to staff to place an item on the next meeting agenda to suspend the procedural rules of Council to change the June City Council meeting date of June 26, 2023 to June 5, 2023.

Discussion Regarding the May 8, 2023 Consent Agenda Items

Director of Engineering Services Raymond Coffman spoke and answered questions on agenda item 23-5338. Assistant Director of Public Works - Transportation David Boski spoke and answered questions on agenda item 23-5336.

RECESS INTO EXECUTIVE SESSION

In accordance with Texas Government Code, Chapter 551, Mayor Evans recessed the meeting into executive session at 4:18 p.m. Mayor Evans called the executive session to order in the Council Conference Room at 4:39 p.m. Mayor Evans recessed executive session at 6:12 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. 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 Commemorative Lighting Request

Seek Advice of City Attorney Regarding Vexatious Requestors Ordinance Implications

Seek Advice of City Attorney Regarding Certain Zoning Standards

Seek Advice of City Attorney Regarding Franchise Agreements

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 #22-23

Economic Development Project #23-02

6:50 P.M. – COUNCIL BREAK PRIOR TO REGULAR BUSINESS SESSION

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

Mayor Evans reconvened the meeting into regular business session at 6:21 p.m.

NEW BUSINESS

[23-5346](#)

Ordinance - First and Final Reading on an Ordinance Approving, Abandoning and Vacating Certain Portions of a 30 foot Easement for Railroad Spur on Property Owned by the City of Mansfield and Identified as Lot 1, Blk 50, Hillcrest Addition, Ninth Installment, in the City of Mansfield, Tarrant County, Texas; Declaring that such Easement Is Unnecessary for use by the Public; Authorizing this Ordinance to be Filed in the Official Public Deed Records of Tarrant County, Texas; Providing a Severability Clause; and Providing for an Effective Date

Jason Moore presented the item.

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

AN ORDINANCE ABANDONING AND VACATING CERTAIN PORTIONS OF A 30 FOOT EASEMENT FOR RAILROAD SPUR ON PROPERTY OWNED BY THE CITY

OF MANSFIELD AND IDENTIFIED AS LOT 1, BLK 50, HILLCREST ADDITION, NINTH INSTALLMENT, IN THE CITY OF MANSFIELD, TARRANT COUNTY, TEXAS; DECLARING THAT SUCH EASEMENT IS UNNECESSARY FOR USE BY THE PUBLIC; AUTHORIZING THIS ORDINANCE TO BE FILED IN THE OFFICIAL PUBLIC DEED RECORDS OF TARRANT COUNTY, TEXAS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR 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: 6 - Larry Broseh; Julie Short; Casey Lewis; Todd Tonore; Michael Evans and Tamera Bounds

Nay: 0

Abstain: 0

Enactment No: OR-2302-23

[23-5342](#)

Review and Consideration of a Request to Approve Modifications to the Trike Investors Planned Development (PD) District and Development Plan; Winstead PC, Applicant, Lonestar Striker, LLC, Owner (ZC#17-009A)

Jason Alexander presented the item and answered Council questions. Applicant Tommy Mann gave a presentation and answered Council questions.

A motion was made by Council Member Short to remand this item to the Planning and Zoning Commission for further review. 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

[23-5345](#)

Resolution - A Resolution by the City Council of the City of Mansfield, Texas Affirming the Casting of Votes for Candidates to Serve on the Board of Directors for the Tarrant Appraisal District for the Calendar Years 2022 and 2023

A motion was made by Council Member Lewis to approve the following resolution and give all votes to Vince Puente, Sr.:

A RESOLUTION BY THE CITY OF MANSFIELD, TEXAS, AFFIRMING THE CASTING OF VOTES IN THE 2022-2023 ELECTION OF THE BOARD OF DIRECTORS FOR THE CENTRAL APPRAISAL DISTRICT OF TARRANT COUNTY, TEXAS

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

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

Enactment No: RE-4017-23

OLD BUSINESS

[22-4885](#)

Ordinance - Consideration of an Ordinance to Amend Chapter 155, "Zoning" to Revise the Definition of an Accessory Dwelling in Section 155.012; To Repeal Section 155.082(E)(7) in its Entirety; and to Revise Regulations Related to Accessory Dwellings in Section 155.099(B)(35); (OA#22-007)

Jason Alexander presented the item and answered Council questions. Bradley Anderle answered Council questions.

A motion was made by Council Member Lewis to authorize the Housing Market Growth Strategy Sub-Committee on behalf of the City Council to prepare recommendations to take to the Texas Legislature regarding legislative priorities. 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

TAKE ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION

There was no action taken.

CONSENT AGENDA

[23-5319](#)

Resolution - A Resolution Authorizing the City Manager and the Police Department to Make Application, Receive and Expend Grant Funding From the Texas Department of Motor Vehicle Crime Prevention Authority to Continue a Multi-Agency Task Force

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

A RESOLUTION AUTHORIZING THE CHIEF OF POLICE AND THE POLICE DEPARTMENT TO MAKE APPLICATION, RECEIVE, AND EXPEND GRANT FUNDING FROM THE TEXAS DEPARTMENT OF MOTOR VEHICLES MOTOR VEHICLE CRIME PREVENTION AUTHORITY TO CONTINUE A MULTI-AGENCY TASK FORCE

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

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

Enactment No: RE-4013-23

[23-5334](#)

Resolution - A Resolution Authorizing the Purchase of Property Located at 620 W. Broad Street for the Walnut Creek Linear Park Trail System

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

A RESOLUTION AUTHORIZING THE PURCHASE OF PROPERTY LOCATED AT 620 W. BROAD STREET FOR THE WALNUT CREEK LINEAR PARK TRAIL SYSTEM

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

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

Enactment No: RE-4014-23

[23-5336](#)

Resolution - A Resolution Supporting the City of Mansfield's Application to the Texas Department of Transportation's 2023 Transportation Alternatives Set-Asides (TA) Call for Projects

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

A RESOLUTION SUPPORTING "THE CITY OF MANSFIELD'S" APPLICATION TO THE TEXAS DEPARTMENT OF TRANSPORTATION'S 2023 TRANSPORTATION ALTERNATIVES SET-ASIDE (TA) CALL FOR PROJECTS

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

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

Enactment No: RE-4015-23

[23-5338](#)

Resolution - A Resolution to Establish a Date for the Public Hearing to Consider the Proposed Amendment and Imposition of Updated Roadway Impact Fees

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

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS, ESTABLISHING A DATE FOR A PUBLIC HEARING TO CONSIDER THE PROPOSED AMENDMENT AND IMPOSITION OF UPDATED ROADWAY IMPACT FEES; AND PROVIDING FOR AN EFFECTIVE DATE

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

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

Enactment No: RE-4016-23

[23-5339](#)

Minutes - Approval of the April 24, 2023 Regular City Council Meeting Minutes

A motion was made by Council Member Broseh to approve the minutes of the April 24, 2023 Regular City Council Meeting as presented. 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

END OF CONSENT AGENDA

SUB-COMMITTEE REPORTS

[23-5310](#)

Minutes - Approval of the April 10, 2023 TIF Reinvestment Zone #1 Board Meeting Minutes (vote will be only by members of the sub-committee: Broseh (Chair), Bounds, Tonore, and Evans)

Council Member Broseh gave a report of the meeting.

A motion was made by Mayor Pro Tem Tonore to approve the minutes of the April 10, 2023 TIF Reinvestment Zone #1 Board Meeting as presented. Seconded by Council Member Bounds. The motion CARRIED by the following vote:

Aye: 4 - Larry Broseh; Todd Tonore; Michael Evans and Tamera Bounds

Nay: 0

Abstain: 0

Non-Voting: 2 - Julie Short and Casey Lewis

Mayor Evans recessed the meeting at 6:57 p.m. and reconvened the meeting at 7:01 p.m.

INVOCATION

Pastor Jim Hampton with Creekwood Church gave the Invocation.

PLEDGE OF ALLEGIANCE

Council Member Short 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 Bounds led the Texas Pledge.

RECOGNITION

Ben Barber Innovation Academy Students: Drew Lindsey and Johnny Wells

Mayor Evans recognized students Drew Lindsey and Johnny Wells, along with their teacher Ryan Tuomey, for their second place win in C-SPAN's annual student documentary competition.

CITIZEN COMMENTS

Tim Milligan, 1035 Cypress Point - Mr. Milligan spoke on the recently held veterans benefits seminar and the voting process.

Don Lautner, 18004 Fox Hollow - Mr. Lautner spoke on agenda item 22-4885 regarding accessory dwelling units.

COUNCIL ANNOUNCEMENTS

Council Member Short spoke on the veterans benefits seminar.

Mayor Pro Tem Tonore spoke on the May 6, 2023 election turnout and thanked citizens for allowing him to serve on the City Council for another three years.

Council Member Broseh thanked citizens for allowing him to serve on the City Council for another three years.

Mayor Evans spoke on the veterans benefits seminar, Heritage Preservation Month events, the National Day of Prayer, the Allen, Texas community, and thanked voters for approving the ballot propositions.

STAFF COMMENTS

City Manager Report or Authorized Representative

Current/Future Agenda Items

Financial Services Department Report

[23-5340](#) Presentation of the Monthly Financial Report for the Period Ending March 31, 2023

Staff was available for questions.

PUBLIC HEARING

[23-5335](#) 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 Financing Reinvestment Zone Number One, City of Mansfield, Texas; Approving an Amended and Restated Final Project and Finance Plan for Tax Increment Financing 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 Council questions.

Mayor Evans opened the public hearing at 7:27 p.m. With no one wishing to speak, Mayor Evans closed the public hearing at 7:28 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 COUNCIL OF THE CITY OF MANSFIELD, TEXAS, AMENDING THE BOUNDARIES OF TAX INCREMENT FINANCING REINVESTMENT ZONE NUMBER ONE, CITY OF MANSFIELD, TEXAS; APPROVING AN AMENDED AND RESTATED FINAL PROJECT AND FINANCE PLAN FOR TAX INCREMENT FINANCING 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-2300-23

[23-5344](#)

Ordinance - Public Hearing and First and Final Reading on an Ordinance of the City Council of the City of Mansfield, Texas, Designating a Certain Area as a Tax Abatement Reinvestment Zone for Commercial Industrial Tax Abatement within the City of Mansfield, Texas; Establishing the Boundaries thereof and Other Matters Related Thereto; Providing a Severability Clause; Providing a Repealer Clause; and Providing for an Immediate Effective Date

Jason Moore presented the item and answered Council questions.

Mayor Evans opened the public hearing at 7:30 p.m. With no one wishing to speak, Mayor Evans closed the public hearing at 7:30 p.m.

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

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS, DESIGNATING A CERTAIN AREA AS A TAX ABATEMENT REINVESTMENT ZONE FOR COMMERCIAL-INDUSTRIAL TAX ABATEMENT WITHIN THE CITY OF MANSFIELD, TEXAS; ESTABLISHING THE BOUNDARIES THEREOF AND OTHER MATTERS RELATED THERETO; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A REPEALER CLAUSE; AND PROVIDING FOR AN IMMEDIATE 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: 6 - Larry Broseh;Julie Short;Casey Lewis;Todd Tonore;Michael Evans and Tamera Bounds

Nay: 0

Abstain: 0

Enactment No: OR-2301-23

[23-5341](#)

Public Hearing and Consideration of a Specific Use Permit for the Storage of Recreational Vehicles on Approximately 6.009 Acres Being Lot 1, Block 1, Guzman Addition, According to the Plat Recorded in Instrument No. D212042307 Located at 845 S. Holland Road; Eagle Storage Holland Rd LLC, Owner; HCE, Inc., Applicant (SUP#23-001)

Jason Alexander presented the item and answered Council questions. Applicant David Miank answered Council questions.

Mayor Evans opened the public hearing at 7:41 p.m. With no one wishing to speak,

Mayor Evans closed the public hearing at 7:41 p.m.

Mayor Pro Tem Tonore stated he is abstaining from the vote on this item as he owns a business similar to the one which submitted this item for consideration.

A motion was made by Council Member Lewis to approve the specific use permit subject to no exterior storage of vehicles of any type. Seconded by Council Member Broseh. The motion CARRIED by the following vote:

Aye: 5 - Larry Broseh; Julie Short; Casey Lewis; Michael Evans and Tamera Bounds

Nay: 0

Abstain: 1 - Todd Tonore

ADJOURN

ATTEST: Michael Evans, Mayor

Susana Marin, City Secretary