



CITY OF MANSFIELD

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

Meeting Agenda

City Council

Monday, January 10, 2022

4:00 PM

Council Chambers

REGULAR MEETING

1. **4:00 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. 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. DC-20-16161

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

Land Acquisition for Future Development

Economic Development Project #21-09

C. Personnel Matters Pursuant to Section 551.074

City Manager's Quarterly Update

**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 #21-09

Economic Development Project #21-28

3. **6:50 P.M. – COUNCIL BREAK PRIOR TO REGULAR BUSINESS SESSION**
4. **7:00 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. **PROCLAMATION**

[21-4454](#) Orion Jean "Spreading Kindness"

Attachments: [Orion Jean](#)

9. **PRESENTATIONS**

Presentation of the Salvation Army Red Kettle Mayoral Challenge Trophy

Presentation and Recognition of NationalWay Association

Presentation from the Veterans Memorial and Tribute Foundation

10. **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.

11. **COUNCIL ANNOUNCEMENTS**

12. **SUB-COMMITTEE REPORTS**

[21-4448](#) Minutes - Approval of the December 9, 2021 Public Memorials

Sub-Committee Meeting Minutes (vote will be only by members of the sub-committee: Leyman (Chair), Evans, and Broseh)

Presenters: Susana Marin

Attachments: [12-9-21 DRAFT Meeting Minutes](#)

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

2022 Health Inspections Program Fees Update - Nicolette Ricciuti

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

[21-4457](#)

Ordinance - An Ordinance of the City of Mansfield, Texas Amending Sections of Chapter 94 "Food Establishments and Food Handlers" of the City of Mansfield, Texas Code of Ordinances

Presenters: Cliff Griffin

Attachments: [Ordinance](#)

[Exhibit A](#)

[Redline Exhibit A](#)

[21-4458](#)

Ordinance - An Ordinance of the City Of Mansfield, Texas Amending Chapter 111 "Peddlers and Solicitors" of the City Of Mansfield, Texas, Code Of Ordinances

Presenters: Tracy Aaron

Attachments: [Ordinance](#)

[21-4451](#)

Resolution - A Resolution of the City Council of the City of Mansfield, Texas Approving and Authorizing Execution of a Participation Agreement and Trust Instrument for Participation in a Public Funds Investment Pool, Designating the Board of Trustees of the Pool as an Agency, and Instrumentality to Supervise the Pool, Approving Investment Policies of the Pool, Appointing Authorized Representatives and Designating Investment

Officers

Presenters: Troy Lestina

Attachments: [Resolution](#)

[Agreement](#)

[21-4455](#)

Resolution - A Resolution Approving a Construction Agreement with Reynolds Asphalt and Construction Company for Roadway Improvements on Portions of Britton Road, Lone Star Road and South 2nd Avenue; Authorizing the City Manager to Execute Contract Documents; and Authorizing Funding in an amount not to exceed \$950,000.00 (Mansfield Economic Development Corporation)

Presenters: Bart VanAmburgh

Attachments: [Resolution](#)

[Proposed Asphalt Roadway Work](#)

[Proposed Asphalt Roadway Work](#)

[21-4449](#)

Minutes - Approval of the December 13, 2021 3:00 p.m. Regular City Council Meeting Minutes

Presenters: Susana Marin

Attachments: [12-13-21 3 p.m. DRAFT Meeting Minutes](#)

[21-4450](#)

Minutes - Approval of the December 13, 2021 7:00 p.m. Regular City Council Meeting Minutes

Presenters: Susana Marin

Attachments: [12-13-21 7 p.m. DRAFT Meeting Minutes](#)

END OF CONSENT AGENDA

16. PUBLIC HEARING

[21-4453](#)

Public Hearing and Consideration of a Request for a Specific Use Permit for an Eating Place with Drive-Through Service on Approximately 1.921 Acres out of the James Grimsley Survey, Abstract No. 578, Tarrant County, TX, Including all of Lot 4, Block 2, Weatherford Addition, Located at 1570 E. Debbie Ln.; Priya Acharya of Wier & Associates, Inc. (Engineer) and Getra Sanders of Chick-fil-A, Inc. (Developer) on Behalf of Edgar Guevara of BDR Realty LLC and Morreta A. & James A. Weatherford of Deblock, Ltd. (Owners) (SUP#21-007)

Presenters: Jason Alexander

Attachments: [Maps and Supporting Information](#)

[Exhibit A - Property Description](#)

[Exhibit B - Site Plan](#)

[Exhibit C - Elevations & Perspectives](#)

[Exhibit D - Landscape Plan](#)

[Exhibit E - Sign Plan](#)

[Letters of Support](#)

17. PUBLIC HEARING AND FIRST READING

[21-4452](#) Ordinance - Public Hearing and First Reading of an Ordinance Approving a Change of Zoning from C-2, Community Business District, and 2F, Two-Family Residential District, to PD, Planned Development District, for Warehouse/Distribution Uses on Approximately 19.99 Acres out of the F.B. Waddell Survey, Abstract No. 1658, Tarrant County, TX, Located on the South Side of Mouser Way, Approximately 2,000 Feet East of FM 157 and Approximately 1,550 Feet West of U.S. 287; Gary Riner of FRS Design Group, Inc. (Architect) and Bill Baird of Baird, Hampton & Brown, Inc. (Engineer) on Behalf of Pete Shopp of Mouser Electronics, Inc. (Owner/Developer) (ZC#21-017)

Presenters: Jason Alexander

Attachments: [Ordinance](#)

[Exhibit A - Property Description](#)

[Exhibit B - Development Plan](#)

[Exhibit C - Elevations](#)

[Exhibit D - Landscape Plan](#)

[Maps and Supporting Information](#)

18. PUBLIC HEARING CONTINUATION AND SECOND AND FINAL READING

[21-4417](#) Ordinance - Public Hearing Continuation and Second and Final Reading on an Ordinance Approving a Zoning Change from SF-7.5/12 to D, Downtown District, D-3 Urban Center Zone on Approximately 0.398 Acres Located at 601 and 605 S. Main Street; Joseph Jenkins, owner (ZC#21-021)

Presenters: Jason Alexander

Attachments: [Ordinance](#)

[Exhibit A](#)

[Maps and Supporting Information](#)

[21-4425](#) Ordinance - Public Hearing Continuation and Second and Final Reading on an Ordinance Approving a Zoning Change from C-2 Community Business District with Freeway Overlay District to PD, Planned Development District for all uses in C-2 Community Business District plus drive through or to go food services without walk-in restaurant with Freeway Overlay District on approximately 0.656 acres being Lot 2-R-B-1, Block No. 1, of Replat of 2-R-B-1 and 2-R-B-2, Block 1, Mansfield Hospital Add located at 1780 FM 157 (ZC#21-013)

Presenters: Jason Alexander and Arty Wheaton-Rodriguez

Attachments: [Ordinance](#)

[Exhibit A](#)

[Exhibit B](#)

[Exhibit C](#)

[Exhibit D](#)

[Exhibit E](#)

[Maps and Supporting Information](#)

19. ADJOURN

CERTIFICATION

THIS IS TO CERTIFY THAT A COPY OF THE NOTICE OF the January 10, 2022 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, January 6, 2022 prior to 5:00 p.m., in compliance with Chapter 551, Texas Government Code.

Susana Marin, City Secretary

Approved as to form:

City Attorney

DATE OF POSTING: _____ TIME: _____ am/pm

DATE TAKEN DOWN: _____ TIME: _____ am/pm

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 ALL PAGERS, CELL PHONES & OTHER ELECTRONIC EQUIPMENT WHILE THE CITY COUNCIL MEETING IS IN SESSION.