



CITY OF MANSFIELD

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

Meeting Agenda

City Council

Monday, December 11, 2023

6:00 PM

Council Chambers

REGULAR MEETING

1. **6:00 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**

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

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**

3. **IMMEDIATELY FOLLOWING EXECUTIVE SESSION - RECONVENE INTO REGULAR BUSINESS SESSION**

4. **INVOCATION**

5. **PLEDGE OF ALLEGIANCE**

6. **TEXAS PLEDGE**

"Honor the Texas Flag; I Pledge Allegiance to Thee, Texas, One State Under God; One and Indivisible"

7. PRESENTATION

Police Headquarters Beam Signing

8. 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.

9. COUNCIL ANNOUNCEMENTS**10. 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

11. TAKE ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION**12. PUBLIC HEARING**

[23-5772](#)

Ordinance - Public Hearing and First and Final Reading on an Ordinance to Consider Adoption of the Future Land Use Plan, Entitled the "Mansfield 2040 Plan", and Establishing a Future Land Use Map and Recommending Land Use Policies and Practices

Presenters: Jason Alexander

Attachments: [Ordinance](#)

[Mansfield 2040 Plan](#)

13. PUBLIC HEARING AND FIRST AND FINAL READING

[23-5657](#)

Ordinance - Public Hearing and First and Final Reading of an Ordinance Amending Chapter 155 of the Mansfield Code of Ordinance, "Zoning", to Create a New Section 155.057, "Neighborhood Design Standards" and Related Development Regulations (OA#23-008)

Presenters: Jason Alexander

Attachments: [Ordinance](#)

[Exhibit A](#)

[23-5747](#) Ordinance - Public Hearing and First and Final Reading of an Ordinance Approving Proposed Amendments of Chapter 155 of the Mansfield Code of Ordinances to Repeal the Regulations in Section 155.082(E)(8) Related to a Special Exception for Temporary Batch Plants and to Amend the Regulations in Section 155.099(B)(23) Related to Temporary Batch Plants (OA#23-012)

Presenters: Bradley Anderle

Attachments: [Ordinance](#)

14. **PUBLIC HEARING CONTINUATION AND SECOND AND FINAL READING**

[23-5764](#) 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](#)

[23-5783](#) 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 a Single-Family Attached (Townhome) Development on Approx. 7.869 Acres, Generally Along South Mitchell Road and River Birch Drive Property Addressed at 1000 South Mitchell Road. Uriel Carrillo, Applicant (ZC#23-006)

Presenters: Jason Alexander

Attachments: [Ordinance](#)

[Maps and Supporting Information](#)

[Exhibits A-E](#)

15. **NEW BUSINESS**

[23-5768](#) Ordinance - An Ordinance of the City Council of the City of Mansfield, Texas Authorizing the Issuance and Sale of City of Mansfield, Texas Combination Tax and Revenue Certificates of Obligation, Series 2024, in the Aggregate Principal Amount of Not to exceed \$65,000,000; Levying a

Tax in Payment Thereof; Prescribing the Form of Said Certificates; Authorizing the Execution and Delivery of Bond Purchase Agreement, Paying Agent/Registrar Agreement, and a Bond Counsel Engagement Letter; Approving the Official Statement; and Enacting Other Provisions Relating Thereto

Presenters: Troy Lestina

Attachments: [Ordinance](#)

[23-5769](#)

Ordinance - An Ordinance of the City Council of the City of Mansfield, Texas Authorizing the Issuance and Sale of City of Mansfield, Texas, Waterworks and Sewer System Revenue Bonds, Series 2024; In the Aggregate Principal Amount of Approximately \$50,000,000; Providing for the Security for and Payment of Said Bonds; Prescribing the Form of Said Bonds; Approving Execution and Delivery of a Bond Purchase Agreement; Approving the Official Statement; Approving a Bond Counsel Engagement Letter and Enacting Other Provisions Relating Thereto

Presenters: Troy Lestina

Attachments: [Ordinance](#)

[23-5778](#)

Ordinance - An Ordinance of the City Council of the City of Mansfield, Texas Authorizing the Issuance and Sale of City of Mansfield, Texas General Obligation Refunding Bonds, Series 2024, in an Aggregate Principal Amount of Approximately \$12,010,000; Levying a Tax in Payment Thereof; Prescribing the Form of Said Bonds; Authorizing the Execution and Delivery of a Bond Purchase Agreement, A Paying Agent/Registrar Agreement, An Escrow Agreement and a Bond Counsel Engagement Letter; Approving the Official Statement; and Enacting Other Provisions Relating Thereto

Presenters: Troy Lestina

Attachments: [Ordinance](#)

[23-5785](#)

Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Approving an Economic Development Agreement Between the City of Mansfield, Texas, the Mansfield Economic Development Corporation, the Board of Directors of Reinvestment Zone Number Two, City of Mansfield, and Oakhollow Group, Ltd.; 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, the MEDC Board President, and Chairman of TIRZ #2 Board, to Execute Said Agreement; And Declaring an Effective Date (General Fund/MEDC/TIRZ #2)

Presenters: Jason Moore

Attachments: [Resolution](#)

[Exhibit A](#)

[23-5786](#)

Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Approving an Economic Development Agreement Between the City

of Mansfield, Texas and SW Mansfield Development II, 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 to Execute said Agreement; and Declaring an Effective Date

Presenters: Jason Moore

Attachments: [Resolution](#)

[Exhibit A - Agreement](#)

[23-5787](#)

Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Approving Contract to Exchange Real Property Between the City of Mansfield, Texas and JBK Realty 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 to Execute said Agreement; and Declaring an Effective Date

Presenters: Jason Moore

Attachments: [Resolution](#)

[Exhibit A - Contract](#)

[23-5793](#)

Consideration of a Community Activation Grant Application Made by the Pickled Mansfield Society

Presenters: Rachel Bagley

Attachments: [Community Activation Grant](#)

16. ADJOURN

CERTIFICATION

THIS IS TO CERTIFY THAT A COPY OF THE NOTICE OF the December 11, 2023 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, December 7, 2023 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.