



# CITY OF MANSFIELD

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

## Meeting Agenda

### City Council

Monday, July 8, 2024

2:00 PM

Council Chambers

#### REGULAR MEETING

**1. 2:00 P.M. - CALL MEETING TO ORDER**

**2. WORK SESSION**

Discussion Regarding Housing Finance Corporation 89th Legislative Session Priorities

Discussion Regarding the Fiscal Year 2025 Budget

Discussion Regarding the July 8, 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 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

**C. Personnel Matters Pursuant to Section 551.074**

Quarterly Update from the City Manager

## Board Appointments

**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 #21-04

Economic Development Project #21-26

Economic Development Project #21-33

Economic Development Project #22-27

Economic Development Project #23-13

**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. PRESENTATION**

President's Volunteer Service Award

**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 speaker 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**

[24-6082](#) Minutes - Approval of the June 24, 2024 Tax Increment Reinvestment Zone #4 Board Meeting Minutes

***Presenters:*** Susana Marin

***Attachments:*** [6-24-24 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

Utility Billing Changes Update - Jeff Price

**B. Business Services Department Report**

[24-6089](#) Monthly Financial Report for the Period Ending May 31, 2024

***Presenters:*** Bryan Rebel

***Attachments:*** [May 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**

[24-6079](#) Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Approving a Professional Services Contract with Westra Consultants, LLC for a Feasibility Study to Expand the Willowstone Estates Detention Pond in an Amount not to exceed \$78,500; Finding that the Meeting at Which this Resolution is Passed is Open to the Public as Required by Law; and Declaring an Effective Date (Drainage Utility Fund)

***Presenters:*** Howard Redfearn

**Attachments:** [Resolution](#)

[Contract](#)

[Exhibit](#)

[24-6083](#)

Resolution - A Resolution of the City Council of the City of Mansfield, Texas Approving and Authorizing a Multiple Use Agreement to Permit the Construction, Maintenance and Operation of License Plate Readers in the State Right of Way, by And between the City and the State of Texas, Acting by and through the Texas Department of Transportation; Designating the City Manager as the City Official Authorized to Sign the Multiple Use Agreement, and Providing an Effective Date

**Presenters:** Tracy Aaron

**Attachments:** [Resolution](#)

[Agreement](#)

[Flock Specs](#)

[24-6085](#)

Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Supporting A Statutory Amendment to Texas Local Government Code Chapter 394 Regarding Housing Finance Corporations in Municipalities and Counties; 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:** Ashley Dierker

**Attachments:** [Resolution](#)

[Exhibit A](#)

[24-6088](#)

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 Bannister Engineering, LLC in an Amount Not to Exceed \$787,695.00 for the Design of the Vinewood Drive Extension Project (Street Bond Fund, MEDC)

**Presenters:** Raymond Coffman

**Attachments:** [Resolution](#)

[Contract](#)

[Exhibit A](#)

[Exhibit B](#)

[24-6093](#)

Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Approving a First Amendment to the 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:*** Jason Moore

***Attachments:*** [Resolution](#)

[First Amendment](#)

[Development Agreement](#)

[24-6081](#) Minutes - Approval of the June 24, 2024 Regular City Council Meeting Minutes

***Presenters:*** Susana Marin

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

### **END OF CONSENT AGENDA**

## **15. PUBLIC HEARING AND FIRST READING**

[24-6087](#) Ordinance - Public Hearing and First Reading on an Ordinance Approving a Change of Zoning from PD, Planned Development District to S, South Mansfield Form Based Development District on Approximately 57.95 Acres in the John Robertson Survey, Abstract No. 1317, City of Mansfield, Tarrant County, Texas, Generally Located east of U.S. Highway 287, East and West of N. Mitchell Road, and North of the Union Pacific Railroad Right-of-Way on Property Addressed at 101 S. U.S. Highway 287 and at 20 and 24 North Mitchell Road; BV Mitchell LLC and the City of Mansfield, Applicants (ZC#24-008)

***Presenters:*** Jason Alexander

***Attachments:*** [Ordinance](#)

[Maps and Supporting Information](#)

[Exhibit A](#)

## **16. PUBLIC HEARING CONTINUATION AND SECOND AND FINAL READING**

[24-6048](#) Ordinance - Public Hearing Continuation and Second and Final 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 Continuation and Second and Final 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, D3, 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 Continuation and Second and Final 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.; Drew Donosky, Applicant (ZC#24-006)

***Presenters:*** Jason Alexander

***Attachments:*** [Ordinance](#)

[Maps and Supporting Information](#)

[Exhibits A - D](#)

[24-6051](#)

Ordinance - Public Hearing Continuation and Second and Final 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 Continuation and Second and Final 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. NEW BUSINESS**

[24-6092](#)

Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Setting a Public Hearing Date under Section 311.003 of the Texas Tax Code for the Creation of Tax Increment Reinvestment Zone Number Five, Containing Approximately 70.897 Acres of Land Generally Located South of U.S. 287 and North of St. Paul Road, and being Wholly Located Within the Corporate Limits of the City of Mansfield, Texas; Authorizing the Publication of Notice for Such Public Hearing; and Directing the City of Mansfield, Texas to Prepare a Preliminary Reinvestment Zone Finance Plan

***Presenters:*** Matt Jones

***Attachments:*** [Resolution](#)

[Exhibit A](#)

[Exhibit B](#)

[24-6086](#)

Review and Consideration of a Detailed Site Plan for an Assisted Care Facility on Approximately 3.133 Acres in Joab Watson Survey, Abstract No.1632, City of Mansfield, Tarrant County, Texas, located approximately at the NEC of N SH 360 and E Broad Street; FS Group Architects, Architect; Blue Sky Surveying, Surveyor; and Fourth Time Partners, LLC, Owner (DS#24-002)

***Presenters:*** Jason Alexander

***Attachments:*** [Location Map](#)

[Exhibit A](#)

[Exhibit B](#)

[Exhibit C](#)

[Exhibit D](#)

[Exhibit E](#)

**18. ADJOURN**

**CERTIFICATION**

THIS IS TO CERTIFY THAT A COPY OF THE NOTICE OF the July 8, 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 Friday, July 5, 2024 prior to 2:00 p.m., in compliance with Chapter 551, Texas Government Code.

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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.