



CITY OF MANSFIELD

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

Meeting Minutes - Final

City Council

Monday, July 8, 2024

2:00 PM

Council Chambers

REGULAR MEETING

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

Mayor Evans called the meeting to order at 2:00 p.m.

Present 7 - Larry Broseh; Todd Tonore; Michael Evans; Tamera Bounds; Brent Newsom; Juan Fresquez and Julie Short

WORK SESSION

Discussion Regarding Housing Finance Corporation 89th Legislative Session Priorities

City Attorney Ashley Dierker presented the item, spoke on agenda item 24-6085, and answered Council questions.

Discussion Regarding the Fiscal Year 2025 Budget

Deputy City Manager Troy Lestina presented the item. Fire Chief Mike Ross and Assistant Fire Chief David Holland presented over the proposed Fire Department budget for Fiscal Year 2025 and answered Council questions. Police Chief Tracy Aaron and Assistant Police Chief Travis Waybourn presented over the proposed Police Department budget for Fiscal Year 2025 and answered Council questions.

Discussion Regarding the July 8, 2024 Consent Agenda Items

Environmental Manager Howard Redfearn and Director of Engineering Services Raymond Coffman spoke and answered Council questions on agenda item 24-6079. Chief Aaron spoke regarding agenda item 24-6083. Council Member Broseh made comments regarding agenda item 24-6093.

RECESS INTO EXECUTIVE SESSION

In accordance with Texas Government Code, Chapter 551, Mayor Evans recessed the meeting into executive session at 3:04 p.m. Mayor Evans called the executive session to order in the Council Conference Room at 3:10 p.m. Mayor Evans recessed the executive session at 5:49 p.m.

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

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

Quarterly Update from the City Manager

Board Appointments

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

6:00 PM OR IMMEDIATELY FOLLOWING EXECUTIVE SESSION - RECONVENE INTO REGULAR BUSINESS SESSION

Mayor Evans reconvened the meeting into regular business session at 6:00 p.m.

INVOCATION

Eulanie Lashley, President of Texas Health Hospital Mansfield, gave the Invocation.

PLEDGE OF ALLEGIANCE

Council Member Fresquez 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 Short led the Texas Pledge.

PRESENTATION

President's Volunteer Service Award

Mayor Evans and City Council presented the President's Volunteer Service Award to Kelley Overby, Brandon Clark, Andrea Clark, Evan Krum, and Eva Gurung.

CITIZEN COMMENTS

There were no citizen comments.

COUNCIL ANNOUNCEMENTS

There were no Council announcements.

SUB-COMMITTEE REPORTS

[24-6082](#)

Minutes - Approval of the June 24, 2024 Tax Increment Reinvestment Zone #4 Board Meeting Minutes

Mayor Evans gave a report of the meeting.

A motion was made by Council Member Broseh to approve the minutes of the June 24, 2024 Tax Increment Reinvestment Zone Number Four Board Meeting. Seconded by Mayor Pro Tem Tonore. The motion CARRIED by the following vote:

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

Nay: 0

Abstain: 0

Non-Voting: 3 - Brent Newsom; Juan Fresquez and Julie Short

STAFF COMMENTS

City Manager Report or Authorized Representative

Current/Future Agenda Items

Communication and Public Affairs Manager Dustin Dangli provided an update on the Trinity Metro Rideshare On-Demand service starting July 15th.

Utility Billing Changes Update - Jeff Price

Executive Director of Public Works Jeff Price provided an update on new Utility Billing software.

Business Services Department Report

[24-6089](#)

Monthly Financial Report for the Period Ending May 31, 2024

Staff was available for questions.

TAKE ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION

A motion was made by Council Member Bounds in support of the City providing wastewater service to the development totaling approximately 517 acres located approximately 2.25 miles west of the intersection of Highway 287 and Highway 360, south to southwest of the City, in Johnson County, Texas owned by Megatel Homes, LLC or its affiliated entity, Cipriani Island Laguna Azure, LLC as discussed in executive session. Seconded by Mayor Pro Tem Tonore. The motion CARRIED by the following vote:

Aye: 7 - Larry Broseh; Todd Tonore; Michael Evans; Tamera Bounds; Brent Newsom; Juan Fresquez and Julie Short

Nay: 0

Abstain: 0

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)

A motion was made by Council Member Short to approve the following 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)

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

Seconded by Council Member Bounds. The motion CARRIED by the following vote:

Aye: 7 - Larry Broseh; Todd Tonore; Michael Evans; Tamera Bounds; Brent Newsom; Juan Fresquez and Julie Short

Nay: 0

Abstain: 0

Enactment No: RE-4221-24

[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

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

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANSFIELD 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 PROVING AN EFFECTIVE DATE

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

Seconded by Council Member Bounds. The motion CARRIED by the following vote:

Aye: 7 - Larry Broseh; Todd Tonore; Michael Evans; Tamera Bounds; Brent Newsom; Juan Fresquez and Julie Short

Nay: 0

Abstain: 0

Enactment No: RE-4222-24

[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)

A motion was made by Council Member Short to approve the following

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; FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; AND DECLARING AN EFFECTIVE DATE. (STREET BOND FUND, MEDC)

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

Seconded by Council Member Bounds. The motion CARRIED by the following vote:

Aye: 7 - Larry Broseh; Todd Tonore; Michael Evans; Tamera Bounds; Brent Newsom; Juan Fresquez and Julie Short

Nay: 0

Abstain: 0

Enactment No: RE-4223-24

[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)

A motion was made by Council Member Short to approve the following 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 (the "OWNER"); 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)

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

Seconded by Council Member Bounds. The motion CARRIED by the following vote:

Aye: 7 - Larry Broseh; Todd Tonore; Michael Evans; Tamera Bounds; Brent Newsom; Juan Fresquez and Julie Short

Nay: 0

Abstain: 0

Enactment No: RE-4224-24

[24-6081](#)

Minutes - Approval of the June 24, 2024 Regular City Council Meeting Minutes

A motion was made by Council Member Short to approve the minutes of the June 24, 2024 Regular City Council Meeting as presented. Seconded by Council Member Bounds. The motion CARRIED by the following vote:

Aye: 7 - Larry Broseh; Todd Tonore; Michael Evans; Tamera Bounds; Brent Newsom; Juan Fresquez and Julie Short

Nay: 0

Abstain: 0

ITEMS TO BE REMOVED FROM THE CONSENT AGENDA

[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

Council Member Newsom removed this item from the consent agenda. Ashley Dierker spoke on the item.

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

A RESOLUTION 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; AND PROVIDING AN EFFECTIVE DATE

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

Seconded by Council Member Bounds. The motion CARRIED by the following vote:

Aye: 7 - Larry Broseh; Todd Tonore; Michael Evans; Tamera Bounds; Brent Newsom; Juan Fresquez and Julie Short

Nay: 0

Abstain: 0

Enactment No: RE-4225-24

END OF CONSENT AGENDA

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)

Executive Director of Planning and Development Services Jason Alexander presented the item and answered Council questions.

Mayor Evans opened the public hearing at 6:33 p.m. With no one wishing to speak, Mayor Evans continued the public hearing at 6:33 p.m.

The item failed due to the lack of a motion.

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)

Jason Alexander presented the item and answered Council questions.

Mayor Evans continued the public hearing at 6:36 p.m. With no one wishing to speak, Mayor Evans closed the public hearing at 6:36 p.m.

A motion was made by Council Member Short to approve the following ordinance:

AN ORDINANCE OF THE CITY OF MANSFIELD, TEXAS, AMENDING CHAPTER 155 OF THE CODE OF ORDINANCES, "ZONING," OF THE CITY OF MANSFIELD, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING ON THE HEREINAFTER DESCRIBED PROPERTIES TO A PD, PLANNED DEVELOPMENT DISTRICT FOR SINGLE-FAMILY RESIDENTIAL USES, PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING 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: 7 - Larry Broseh; Todd Tonore; Michael Evans; Tamera Bounds; Brent Newsom; Juan Fresquez and Julie Short

Nay: 0

Abstain: 0

Enactment No: OR-2371-24

[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)

Jason Alexander presented the item and answered Council questions.

Mayor Evans continued the public hearing at 6:38 p.m. With no one wishing to speak, Mayor Evans closed the public hearing at 6:38 p.m.

A motion was made by Council Member Newsom to approve the following ordinance:

AN ORDINANCE OF THE CITY OF MANSFIELD, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF MANSFIELD, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING ON THE HERINAFTER DESCRIBED PROPERTY TO D, DOWNTOWN DISTRICT, D-3, URBAN CENTER ZONE; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE

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

Seconded by Council Member Fresquez. The motion CARRIED by the following vote:

Aye: 7 - Larry Broseh; Todd Tonore; Michael Evans; Tamera Bounds; Brent Newsom; Juan Fresquez and Julie Short

Nay: 0

Abstain: 0

Enactment No: OR-2372-24

[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)

Jason Alexander presented the item and answered Council questions.

Mayor Evans continued the public hearing at 6:40 p.m. With no one wishing to speak,

Mayor Evans closed the public hearing at 6:40 p.m.

A motion was made by Council Member Short to approve the following ordinance:

AN ORDINANCE OF THE CITY OF MANSFIELD, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF MANSFIELD, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING ON THE HEREINAFTER DESCRIBED PROPERTY TO PD, PLANNED DEVELOPMENT DISTRICT FOR COMMERCIAL USES, RETAIL AND RESTAURANT WITH DRIVE-THROUGH SERVICE; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING AN 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: 7 - Larry Broseh; Todd Tonore; Michael Evans; Tamera Bounds; Brent Newsom; Juan Fresquez and Julie Short

Nay: 0

Abstain: 0

Enactment No: OR-2373-24

[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)

Jason Alexander presented the item and answered Council questions.

Mayor Evans continued the public hearing at 6:42 p.m. With no one wishing to speak, Mayor Evans closed the public hearing at 6:42 p.m.

A motion was made by Council Member Short to approve the following ordinance:

AN ORDINANCE OF THE CITY OF MANSFIELD, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF MANSFIELD, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING ON THE HEREINAFTER DESCRIBED PROPERTY TO A S, SOUTH MANSFIELD FORM-BASED DEVELOPMENT DISTRICT; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE

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

Seconded by Mayor Pro Tem Tonore. The motion CARRIED by the following vote:

Aye: 7 - Larry Broseh; Todd Tonore; Michael Evans; Tamera Bounds; Brent Newsom; Juan Fresquez and Julie Short

Nay: 0

Abstain: 0

Enactment No: OR-2374-24

[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)

Jason Alexander presented the item and answered Council questions.

Mayor Evans continued the public hearing at 6:52 p.m. With no one wishing to speak, Mayor Evans closed the public hearing at 6:52 p.m.

A motion was made by Council Member Short to approve the following ordinance:

AN ORDINANCE OF THE CITY OF MANSFIELD, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF MANSFIELD, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING ON THE HEREINAFTER DESCRIBED PROPERTIES TO A PD, PLANNED DEVELOPMENT DISTRICT FOR DETACHED AND ATTACHED SINGLE-FAMILY RESIDENTIAL USES; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE

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

Seconded by Mayor Pro Tem Tonore. The motion CARRIED by the following vote:

Aye: 6 - Larry Broseh; Todd Tonore; Michael Evans; Tamera Bounds; Juan Fresquez and Julie Short

Nay: 1 - Brent Newsom

Abstain: 0

Enactment No: OR-2375-24

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

Assistant City Manager Matt Jones presented the item and answered council questions.

A motion was made by Council Member Bounds to approve the following 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 FINANCING PLAN

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

Seconded by Council Member Short. The motion CARRIED by the following vote:

Aye: 7 - Larry Broseh; Todd Tonore; Michael Evans; Tamera Bounds; Brent Newsom; Juan Fresquez and Julie Short

Nay: 0

Abstain: 0

Enactment No: RE-4226-24

[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)

Jason Alexander presented the item and answered Council questions. Applicant Stephen LaMastra answered Council questions.

A motion was made by Council Member Bounds to approve the item with the stipulations that the zoning that this assisted living follows, Section 155.092(L), as it addresses the aesthetics of passive space so that it meets the criteria of that. Seconded by Council Member Newsom. The motion CARRIED by the following vote:

Aye: 7 - Larry Broseh; Todd Tonore; Michael Evans; Tamera Bounds; Brent Newsom; Juan Fresquez and Julie Short

Nay: 0

Abstain: 0

ADJOURN

A motion was made by Council Member Newsom to adjourn the meeting at 7:03 p.m. Seconded by Council Member Short. The motion CARRIED by the following vote:

Aye: 7 - Larry Broseh; Todd Tonore; Michael Evans; Tamera Bounds; Brent Newsom; Juan Fresquez and Julie Short

Nay: 0

Abstain: 0

ATTEST: Michael Evans, Mayor

Susana Marin, City Secretary