



# CITY OF MANSFIELD

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

## Meeting Agenda

### City Council

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Monday, April 11, 2022

4:00 PM

Council Chambers

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#### REGULAR MEETING AMENDED AGENDA

**1. 4:00 P.M. - CALL MEETING TO ORDER**

**2. WORK SESSION**

Discussion Regarding Proposed Project within the South Pointe Planned Development District

Upcoming Ordinance Revision Update

Discussion Regarding Downtown Mansfield Development Strategies

**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. 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

Seek Advice of City Attorney Regarding Economic Development Project #21-28

**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**

**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 #21-21

Economic Development Project #22-13

Economic Development Project #22-14

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

**5. 7:00 PM OR IMMEDIATELY FOLLOWING EXECUTIVE SESSION - RECONVENE INTO REGULAR BUSINESS SESSION**

**6. INVOCATION**

**7. PLEDGE OF ALLEGIANCE**

**8. TEXAS PLEDGE**

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

**9. PROCLAMATIONS**

[22-4616](#) Animal Care & Control Week

**Attachments:** [Animal Care & Control Week 2022](#)

[22-4617](#) National Emergency Telecommunicators Appreciation Week

**Attachments:** [NPSTW 2022](#)

**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. 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

Bond Election Update - Bernadette McCranie

Government Finance Officers Association Distinguished Budget Presentation Award

**B. Business Services Department Report**

[22-4615](#) Presentation of the Monthly Financial Report for the Period Ending February 28, 2022

**Presenters:** Troy Lestina

**Attachments:** [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**

[22-4619](#) Ordinance - Consideration of an Ordinance Repealing Ordinance No. OR-2243-22; Rejecting all Bids in Response to Project No. 2022-0804-01; and Providing an Effective Date

**Presenters:** Matt Jones

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

[22-4604](#) Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Authorizing the Execution of a Joint Election Agreement and Contract with Ellis County Elections Administrator to Perform Election Services for the May 7, 2022 Special Election; and Providing an Effective Date

**Presenters:** Susana Marin

**Attachments:** [Resolution](#)  
[Joint Election Agreement](#)

[22-4605](#) Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Authorizing the Execution of a Joint Election Agreement and Contract with the Tarrant County Elections Administrator to Perform Election Services for the May 7, 2022 Special Election; and Providing and Effective Date

**Presenters:** Susana Marin

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

[22-4606](#) Resolution - A Resolution of the City of Mansfield, Texas, Approving a Joint Election Agreement Between the City of Mansfield and the Mansfield Independent School District for a Joint Election to be Held on May 7, 2022; Providing for Early Voting and Election Day Procedures

**Presenters:** Susana Marin

**Attachments:** [Resolution](#)  
[Joint Election Agreement](#)

[22-4620](#) Resolution - A Resolution to Consider Approving a BuyBoard Contract With Workplace Resource Group of Fort Worth, Texas in the Amount of \$282,277.73 for the Purchase and Installation of Furniture for the Mansfield Public Library

**Presenters:** Yolanda Botello

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

[22-4612](#) Request for Special Event Permit: 2022 Mansfield Farmers Market

**Presenters:** The Applicant and Jason Alexander

**Attachments:** [Mansfield Farmers Market](#)

[22-4587](#) Minutes - Approval of the March 9, 2022 Special City Council Meeting Minutes

**Presenters:** Susana Marin

**Attachments:** [3-9-22 DRAFT Meeting Minutes](#)

[22-4610](#) Minutes - Approval of the March 21, 2022 Regular City Council Meeting Minutes

**Presenters:** Susana Marin

**Attachments:** [3-21-22 DRAFT Meeting Minutes](#)

[22-4611](#) Minutes - Approval of the March 29-31, 2022 City Council Strategic Visioning Workshop Minutes

**Presenters:** Susana Marin

**Attachments:** [March 29-31 DRAFT Meeting Minutes](#)

**END OF CONSENT AGENDA****15. PUBLIC HEARING AND FIRST READING**[22-4613](#)

Ordinance - Public Hearing and First Reading of an Ordinance Approving a Zoning Change from C-2, Community Business District to PD, Planned Development for Attached Townhome Single-Family and Community Business Commercial on 14.156 Acres of Land in the Henry McGehee Survey, Abstract No. 998, Generally Located at the Southeast Intersection of Debbie Lane and North Walnut Creek Drive on Property at 1700 North Walnut Creek Drive; John Arnold Skoburg Company, Developer (ZC#21-023)

**Presenters:** Jason Alexander

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

[Maps and Supporting Information](#)

[Exhibit A - Legal Description](#)

[Exhibit B - Development Plan](#)

[Exhibit C - Building Elevations](#)

[Exhibit D - Landscape Plan](#)

[Exhibit E - PD Conditions](#)

[22-4614](#)

Ordinance - Public Hearing and First Reading of an Ordinance Approving a Zoning Change from PR, Pre-Development District to PD, Planned Development District for a Mixed Lot Single-family Residential Development (427 homes) and Community Business Commercial on 121.459 Acres of Land in the Thomas J. Hanks Survey, Abstract No. 644, Tarrant County, TX and Abstract No. 1109, Johnson County, TX, Located at 1101 W Broad St.; Mary Ann Johnston, Owner, Terrance Jobe Alluvium Development, Developer (ZC#21-020)

**Presenters:** Jason Alexander

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

[Maps and Supporting Information](#)

[Exhibit A - Property Description](#)

[Exhibit B - Starlin Ranch PD Regulations](#)

[Exhibit C-E - Starlin Ranch Exhibits](#)

[Exhibit F - Commercial Elevations](#)

[Table 1 Attachments](#)

**16. ADJOURN**

**CERTIFICATION**

THIS IS TO CERTIFY THAT A COPY OF THE NOTICE OF the April 11, 2022 Amended 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, April 8, 2022 prior to 5:00 p.m., in compliance with Chapter 551, Texas Government Code.

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Susana Marin, City Secretary

Approved as to form:

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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.