



CITY OF MANSFIELD

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

Meeting Agenda

City Council

Monday, November 13, 2023

11:30 AM

Council Chambers

REGULAR MEETING

1. **11:30 A.M. - CALL MEETING TO ORDER**

2. **JOINT WORK SESSION WITH THE PLANNING AND ZONING COMMISSION**

Discussion Regarding the Draft Mansfield 2040 Future Land Use Plan

3. **WORK SESSION**

Discussion Regarding the November 13, 2023 Consent Agenda Items

4. **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 Pending Litigation – Cause No. 352-342443-23

Seek Advice of City Attorney Regarding Pending Litigation - Cause No. 4:23-CV-00131-O

Seek Advice of City Attorney Regarding Pending Litigation - Cause No. 348-270155-14

Seek Advice of City Attorney Regarding Procedures for Texas Commission on Environmental Quality Notices

Seek Advice of City Attorney Regarding Regulation of Short Term Rentals

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

City Secretary Evaluation

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 #22-04

Economic Development Project #22-23

Economic Development Project #23-15

5. IMMEDIATELY FOLLOWING EXECUTIVE SESSION - RECONVENE INTO REGULAR BUSINESS SESSION

6. 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.

7. COUNCIL ANNOUNCEMENTS

8. 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

9. TAKE ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION**10. 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[23-5717](#)

Ordinance - An Ordinance of the City of Mansfield, Texas Amending Title VII "Traffic Regulations" of the Code of Mansfield, Texas by Adding Section 70.03 "General Powers and Duties to Enforce" and Section 70.04 "Liability of Owner or Operator And Property Owner" to Subchapter "General Provisions" of Chapter 70 "General Provisions"; by Adding Section 71.31 "Parking Commercial Motor Vehicles" to Subchapter "Commercial Motor Vehicles" of Chapter 71 "Traffic Regulations"; by Repealing and Reserving Section 72.21 of Subchapter "Parking Zones" of Chapter 72 "Stopping, Standing and Parking"; Providing That This Ordinance Shall be Cumulative of all Ordinances; Providing a Severability Clause; Providing a Penalty for Violation; Providing a Savings Clause; Providing for Publication as Required by Law; and Providing an Effective Date

Presenters: Vanessa Ramirez

Attachments: [Ordinance](#)

[23-5678](#)

Ordinance - An Ordinance of the City of Mansfield, Texas, Amending Title III "Administration" of the Code of Mansfield, Texas; Creating a New Chapter 39 Establishing the Policy and Administration of Public Art; Establishing a Public Art Advisory Committee; Establishing the Public Art Fund; Authorizing the Allocation of up to Two Percent (2%) of the Construction Costs of Eligible Capital Improvement Program Projects for Art; Providing for the Repeal of all Ordinances in Conflict; Providing a Severability Clause; Providing for Publication; And Providing an Effective Date

Presenters: Theresa Cohagen

Attachments: [Ordinance](#)

[23-5676](#)

Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Adopting the 2023 Cultural Arts Master Plan

Presenters: Theresa Cohagen

Attachments: [Resolution](#)

[Exhibit A - Cultural Arts Master Plan](#)

- [23-5723](#) Resolution - A Resolution Authorizing Contractual Services for Audio Visual Equipment Rental and Production Management Services in FY24, FY25 and FY26
- Presenters:** Theresa Cohagen and Rosalie Gilbert
- Attachments:** [Resolution](#)
- [Exhibit A - Contract](#)
- [23-5718](#) 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 LJA Engineering, Inc. in an Amount Not to Exceed \$572,250.00 for the Design of Heritage Parkway (National Pkwy. to Lone Star Rd.) (Street Bond Fund, TIRZ #4, Utility Fund)
- Presenters:** Raymond Coffman
- Attachments:** [Resolution](#)
- [Exhibit A - Contract](#)
- [Exhibit B - Heritage Pkwy Project Exhibit](#)
- [Exhibit C - Heritage Pkwy OPC](#)
- [23-5719](#) 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 Shield Engineering Group, PLLC in an Amount Not to Exceed \$362,141.75 for the Design of Fort Worth Street (Walnut Creek Dr to King's Way Dr) and Live Oak Street (Dayton St to Fort Worth St) (Street Bond Fund and Utility Fund)
- Presenters:** Raymond Coffman
- Attachments:** [Resolution](#)
- [Exhibit A - Contract](#)
- [Exhibit B - Ft Worth Live Oak Map](#)
- [Exhibit C - Fort Worth Live Oak EOPCC](#)
- [Exhibit D - Fort Worth Live Oak Schedule](#)
- [23-5720](#) Resolution - A Resolution Authorizing the City Manager or Designee to Enter into Interlocal Agreements with Tarrant County for the Asphalt Street Reconstruction of Meadow Creek Drive and Chimney Hill Circle for a Cost Not to Exceed \$490,500.00 (2024 Street Bond Fund)
- Presenters:** David Boski
- Attachments:** [Resolution](#)
- [Exhibit A - Interlocal Agreement](#)
- [Exhibit B - TC Rebuilds 2024 Map](#)
- [Exhibit C - Interlocal Agreement](#)
- [23-5690](#) Resolution - A Resolution Awarding a Construction Contract for an Asphalt Overlay of East Debbie Lane from Approximately 400 Feet East of Walnut Creek Drive to Approximately 500 feet West of Matlock Road to Texas

Materials Group, Inc. dba TexasBit, Authorizing and Directing the City Manager or Designee to Execute Contract Documents; and Authorizing Funding for an Amount Not to Exceed \$715,000.00 (Street Operations Department Maintenance Budget - General Fund)

Presenters: David Boski

Attachments: [Resolution](#)

[Exhibit A - Debbie Lane](#)

[23-5691](#)

Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Approving a Change Order with Westra Consultants, LLC for the Design of Drainage Improvements in the Amount of \$19,500; 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](#)

[Exhibit A - Original Agreement](#)

[Exhibit B - Feasibility Agreement](#)

[Exhibit C - Additional Survey and Flume Design](#)

[23-5710](#)

Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Approving an Agreement with Delcom Group for the Purchase and Installation of Audio and Visual Utilizing the Interlocal Purchasing System (TIPS) Contract No. 230105 AV/PC in an Amount Not to Exceed \$71,619.20; Finding that the Meeting at Which This Resolution is Passed is Open to the Public as Required by Law; and Declaring an Effective Date (General Fund)

Presenters: Bernadette McCranie

Attachments: [Resolution](#)

[Exhibit A - Agreement](#)

[23-5721](#)

Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Awarding a Bid for a Construction Remodeling Contract for the City Council Chambers to Pro Reno Group in the amount of \$249,448.00 Finding that the Meeting at which this resolution passed is open to the Public as Required by Law; And Declaring an Effective Date (Capital Fund)

Presenters: Andy Hale

Attachments: [Resolution](#)

[Exhibit A - Contractor Agreement](#)

[Exhibit B - Bid Tabulation](#)

[23-5728](#)

Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Supporting an Application from the City of Mansfield, Texas to the United States Department of Energy for 2021 Energy Efficiency and Conservation Block Grant Program Formula Grant in an Amount Not to

Exceed \$129,070.00 to Retrofit Existing Public Buildings in the City of Mansfield, Texas with Energy Efficient Lighting; Finding that the Meeting at which this Resolution is Passed is Open to the Public as Required by Law; and Declaring an Effective Date (General Fund)

Presenters: Andy Hale

Attachments: [Resolution](#)

[23-5731](#)

Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Authorizing a Land Exchange Between the City of Mansfield and Mansfield Independent School District; Authorizing the City Manager to Execute any Documents Necessary; 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: Vanessa Ramirez

Attachments: [Resolution](#)

[23-5713](#)

Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Authorizing the City Manager or his Designee to Negotiate, Finalize, and Execute a Development Agreement with IPRR SOUTH POINTE-9, LLC; 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: Matt Jones

Attachments: [Resolution](#)

[Exhibit A - Concept Plan](#)

[23-5692](#)

Minutes - Approval of the October 23, 2023 Regular City Council Meeting Minutes

Presenters: Susana Marin

Attachments: [10-23-23 DRAFT Minutes](#)

[23-5725](#)

Minutes - Approval of the October 24-25, 2023 Travel to Colorado Springs, CO and Denver, CO City Council Meeting Minutes

Presenters: Susana Marin

Attachments: [10-24-23 DRAFT Minutes](#)

[23-5732](#)

Minutes - Approval of the November 7, 2023 Special Joint City Council and Mansfield Independent School District Board Meeting Minutes

Presenters: Susana Marin

Attachments: [11-7-23 DRAFT Minutes](#)

[23-5733](#)

Minutes - Approval of the November 7, 2023 Special Joint City Council and Planning and Zoning Commission, Mansfield Economic Development Corporation, and Mansfield Park Facilities Development Corporation Meeting Minutes

Presenters: Susana Marin

Attachments: [11-7-23 DRAFT Minutes](#)

11. **PUBLIC HEARING AND FIRST READING**

[23-5704](#)

Ordinance - Public Hearing and First Reading of an Ordinance Approving a Change of Zoning from C-2, Community Business District to PD, Planning Development District for Senior Independent Living and Ground-Floor Commercial Uses on Approximately 8.08 Acres Generally Located South of Turner Warnell Road and Approximately 500 Feet East of FM 157 on Property Addressed at 1420 Turner Warnell Rd.; Riverbend Village Partners, LLC, Developer, Arrive Architecture Group, Architect (ZC#23-013)

Presenters: Jason Alexander

Attachments: [Ordinance](#)

[Maps and Supporting Information](#)

[First Momentum - Support Letter](#)

[23-5706](#)

Ordinance - Public Hearing and First Reading on an Ordinance Approving a Change of Zoning from PR, Pre-Development District and C-2, Community Business District to S, South Mansfield Form Based Development District on Approximately 70.897 Acres Generally Located on the Northwest Corner of U.S. Highway 287 and St. Paul Road, on Property Addressed at 3571 St. Paul Road; Hanover Property Co., Applicant (ZC#23-022)

Presenters: Jason Alexander

Attachments: [Ordinance](#)

[Exhibit A](#)

[Maps and Supporting Information](#)

[Email of Opposition](#)

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

[23-5667](#)

Ordinance - Public Hearing Continuation and Second and Final Reading on an Ordinance Approving a Change of Zoning from SF-12/22 Single-Family Residential District, MH Manufactured Housing District, and C-2 Community Business District to PD, Planned Development District for Detached and Attached Single-Family Residential Uses on Approximately 24.841 Acres on Property Located at 1503 N Main Street. Jacob Sumpter, MMA Inc., Applicant (ZC#23-009)

Presenters: Jason Alexander

Attachments: [Ordinance](#)

[Exhibits A - E](#)

[Exhibit F - Maps and Supporting Information](#)

13. ADJOURN**CERTIFICATION**

THIS IS TO CERTIFY THAT A COPY OF THE NOTICE OF the November 13, 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, November 9, 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.