



CITY OF MANSFIELD

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

Meeting Minutes - Draft

City Council

Monday, November 13, 2023

6:00 PM

Council Chambers

REGULAR MEETING

6:00 P.M. - CALL MEETING TO ORDER

Mayor Evans called the meeting to order at 6:00 p.m.

Present 7 - Larry Broseh; Julie Short; Casey Lewis; Todd Tonore; Michael Evans; Tamara Bounds and Brent Newsom

RECESS INTO EXECUTIVE SESSION

The City Council did not recess into executive session.

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

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

Personnel Matters Pursuant to Section 551.074

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

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

INVOCATION

Council Member Lewis gave the Invocation.

PLEDGE OF ALLEGIANCE

Council Member Broseh led the Pledge of Allegiance.

TEXAS PLEDGE

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

Mayor Pro Tem Tonore led the Texas Pledge.

RECOGNITION

Recognition of Veterans Day Parade Award Winners

Sgt. 1st Class Daniel Kinnel recognized the various winners of the Veterans Day Parade.

CITIZEN COMMENTS

Shauna Friend, 13 Willowstone Court - Ms. Friend spoke regarding agenda item 23-5729.

PUBLIC HEARING AND FIRST READING

[23-5705](#)

Ordinance - Public Hearing Continuation 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)

Assistant Director of Planning Arty Wheaton-Rodriguez presented the item and answered Council questions. Principal Planner Art Wright answered Council questions. Applicant Dixon Holman gave a presentation and answered Council questions.

Mayor Evans opened the public hearing at 6:56 p.m.

Jerry Creamer, 4 Raintree Court - On behalf of Willowstone Estates HOA, Mr. Creamer spoke in opposition of the item.

Renee Simpkins, 3067 Willowstone Trail - Ms. Simpkins spoke in opposition of the item.

Mayor Evans stated there were 139 online comment cards in opposition submitted by the following citizens:

*Jerry Creamer
Timika Edwards
Antwan Edwards
Angela Martin*

*David Martin
Jaime Foster
Jessica Foster
John M. Collins
Ken Nguyen
Giovanni Pavese
Roosevelt James
Marlene Jones-James
Tammie Pavese
Marietta Oliver
Ben Oliver
Kathy Hall
Mike Mercer
Heather Mercer
Leo Myers
Jessie Norcross
Evan George
Nader Aljayyousi
Lynn Aljayyousi
Layan Aljayyousi
Charles Olsen
Laith Jayyousi
NaOra Horton
Tammy Norcross
Michael J. Bruwdy
Vanessa Mongare
Tom Mongare
Terrance Brisbin
Aaron Lane-Drayton
Linda Lewis
Tami Lewis
Marcus Lewis
Angie Rivera
Brooks Franklin
Joan Franklin
William Eagunor
Ronald Robbins
Derran Robbins
Devin Robbins
Phil Worobey
Shauna Worobey
Judith Fayo
Terri Eagon
Stephen Boyd
Ervin George
Trina George
Brian Gonzalez
James Denova
Erin Arrivillaga
Michelle Wilhelm
Teresa Robbins
Chris Simpkins
Payton Simpkins
Hannah Simpkins*

*Angela Dean
Joseph Cepe
Kenneth Dean
Brian Womack
Renee Simpkins
Dixon R. Herman
Mark Lederman
Marcus Lewis
Linda Lewis
Kim Globe
Linda Pearson
Kell Kisrow
Eddie Smith
Staci Cardenas
William Cullum
Sapna Cook
Joshua Cook
Lori Permenter
Stephen Williams
Sarah Womack
Angie Thor
Kelly Maun
Sarah Duer
Kim Rios
Ginger Resta
Jaime Shaner
Kevin Winkleblack
Roger Farell
Lani Castro
Twyana Covington
Rachel Hill
Jo Dee Greer
Howard Dreiling
Melissa Blakeway
Damon Stanley
Raeann Stanley
Jeff Trentham
Meggan Fletcher
Brandon Rice
Brian Whittington
Honesty Clement
Michael Red
Terri Red
Brenda Cabtree
Jolene Marchant
Laura Moore
Brian Piotrowski
Shelita Hagan
Jennifer Dick
Jenis Zimmerman
Tim McCue
Sheree Applin
Shanna Brown
Rodney Norris*

Christa Soileau
 Therese Daiy
 Udochi Onwudebe
 Lisa Green
 Chris Simpkins
 Jane Lynn
 Scott Squires
 Lori Atwood
 Esther Santana
 Jerry Schaknowski
 Maria Schaknowski
 Dawn Hoeth
 Brian Hoeth
 Terrance Brisbin
 Kenneth Gross
 Michael Moasser
 Michael McCarthy
 Suzanne Crisafulli
 Kristie Wood
 Cindy Flowers
 Judith Gianna Evans
 Laura Hunter
 Deritha Ceaser
 Charles Ceaser
 Hammad Deeb
 Jason Brown
 Lindsey Kirchner
 David Permenter
 Ana Maria Terry
 Jessica Tijerina
 Hailey Nolasco
 Deritha Ceaser
 Charles Ceaser

Mayor Evans continued the public hearing at 7:07 p.m.

A motion was made by Council Member Broseh to deny the item. Seconded by Council Member Lewis. The motion CARRIED by the following vote:

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

Nay: 0

Abstain: 0

NEW BUSINESS

[23-5729](#)

Discussion and Possible Action to Update Zoning Ordinance 155.099 Special Conditions Item 23 Regarding Temporary Batch Plants

Council Member Lewis introduced this item. City Attorney Bradley Anderle spoke on local authority, regulations, and enforcement related to temporary batch plants, and answered Council questions. There was discussion on the possibility and limitations of a city permit, notification to surrounding residents, and preemption. Direction was given

to staff to bring forth an update to existing city ordinances to reflect the Texas Commission on Environmental Quality guidelines.

COUNCIL ANNOUNCEMENTS

There were no Council announcements.

SUB-COMMITTEE REPORTS

[23-5693](#)

Minutes - Approval of the October 23, 2023 Local Transportation Issues Sub-Committee Meeting Minutes (vote will be only by members of the sub-committee: Lewis (Chair), Bounds, and Tonore)

Chair Lewis gave a report of the meeting.

A motion was made by Council Member Bounds to approve the minutes of the October 23, 2023 Local Transportation Issues Sub-Committee meeting as presented. Seconded by Mayor Pro Tem Tonore. The motion CARRIED by the following vote:

Aye: 3 - Casey Lewis; Todd Tonore and Tamera Bounds

Nay: 0

Abstain: 0

Non-Voting: 4 - Larry Broseh; Julie Short; Michael Evans and Brent Newsom

[23-5694](#)

Minutes - Approval of the October 23, 2023 Tax Increment Reinvestment Zone Number Two Board Meeting Minutes (vote will be only by members of the sub-committee: Bounds (Chair), Newsom, Evans and Short)

Council Member Bounds gave a report of the meeting.

A motion was made by Council Member Short to approve the minutes of the October 23, 2023 Tax Increment Reinvestment Zone Number Two Board Meeting as presented. Seconded by Council Member Newsom. The motion CARRIED by the following vote:

Aye: 4 - Julie Short; Michael Evans; Tamera Bounds and Brent Newsom

Nay: 0

Abstain: 0

Non-Voting: 3 - Larry Broseh; Casey Lewis and Todd Tonore

[23-5695](#)

Minutes - Approval of the October 23, 2023 Tax Increment Reinvestment Zone Number One Board Meeting Minutes (Broseh (Chair), Bounds, Evans, and Tonore)

Council Member Broseh gave a report of the meeting.

A motion was made by Council Member Bounds to approve the minutes of the October 23, 2023 Tax Increment Reinvestment Zone Number One Board Meeting as presented. 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 - Julie Short; Casey Lewis and Brent Newsom

STAFF COMMENTS

City Manager Report or Authorized Representative

Current/Future Agenda Items

Deputy City Manager Troy Lestina answered questions and spoke on the public improvements that Certificates of Obligation can be used for.

Hometown Holidays Update

Communications Manager Dustin Dangli spoke on Hometown Holidays.

Active Transportation Safety Plan Grant Update

Director of Engineering Services Raymond Coffman spoke on the Active Transportation Safety Plan Grant.

Street Projects Update

Raymond also gave an update on various street projects throughout the city.

TAKE ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION

There was no action taken.

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)

A motion was made by Council Member Lewis to table this item to the next City Council meeting, and that there would be a work session on this item at the next City Council meeting. Seconded by Council Member Short. The motion CARRIED by the following vote:

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

Nay: 0

Abstain: 0

PUBLIC HEARING CONTINUATION AND SECOND AND FINAL READING

[23-5669](#)

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 108.16 Acres Generally Located West of Heritage Parkway South at the Northeast Corner of State Highway 360 and Lone Star Road, and South of Lone Star Road on Property Addressed at 3601, 3603, and 3797 Lone Star Road, and 700 Heritage Parkway South; City of Mansfield, owner (ZC#23-021)

Arty Wheaton-Rodriguez presented the item.

Mayor Evans continued the public hearing at 7:56 p.m. With no one wishing to speak, Mayor Evans closed the public hearing at 7:56 p.m.

A motion was made by Council Member Broseh 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 Council Member Bounds. The motion CARRIED by the following vote:

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

Nay: 0

Abstain: 0

Enactment No: OR-2330-23

[23-5707](#)

Ordinance - Public Hearing Continuation and Second and Final 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)

Arty Wheaton-Rodriguez presented the item.

Mayor Evans continued the public hearing at 7:57 p.m. With no one wishing to speak, Mayor Evans closed the public hearing at 7:57 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 Council Member Bounds. The motion CARRIED by the following vote:

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

Nay: 0

Abstain: 0

Enactment No: OR-2331-23

NEW BUSINESS

[23-5638](#)

Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Authorizing Issuance of a Request for Qualifications for Architectural Design Services for a City Hall; Finding that the Meeting at which this Resolution is Passed is Open to the Public as Required by Law; and Declaring an Effective Date

Assistant City Manager Matt Jones presented the item and answered Council questions. City Manager Joe Smolinski answered Council questions. Council Member Lewis made remarks.

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

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS, AUTHORIZING ISSUANCE OF A REQUEST FOR QUALIFICATIONS FOR ARCHITECTURAL DESIGN SERVICES FOR A CITY HALL; FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; AND DECLARING AN EFFECTIVE DATE

(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;Julie Short;Casey Lewis;Todd Tonore;Michael Evans;Tamera Bounds and Brent Newsom

Nay: 0

Abstain: 0

Enactment No: RE-4120-23

[23-5715](#)

Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Approving the Schematic Design in Accordance with Section 4.1 of the Existing Economic Development Agreement with Admiral Legacy Inc.; and Declaring an Effective Date

Executive Director of Economic Development Jason Moore presented the item. Admiral Legacy representatives gave a presentation.

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, APPROVING THE SCHEMATIC DESIGN IN ACCORDANCE WITH SECTION 4.1 OF THE ECONOMIC DEVELOPMENT AGREEMENT BETWEEN THE CITY AND ADMIRAL LEGACY INC.; AND DECLARING AN EFFECTIVE DATE

(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;Julie Short;Casey Lewis;Todd Tonore;Michael Evans;Tamera Bounds and Brent Newsom

Nay: 0

Abstain: 0

Enactment No: RE-4121-23

[23-5722](#)

Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Casting Votes for Candidates for the Tarrant Appraisal District Board of Directors for the 2024 and 2025 Terms; Finding that the Meeting at Which This Resolution is Passed is Open to the Public as Required by Law; and Declaring an Effective Date

Troy Lestina presented the item.

A motion was made by Council Member Newsom to approve the following resolution and award all votes to Vince Puente:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS, CASTING VOTES FOR CANDIDATES FOR THE TARRANT APPRAISAL DISTRICT BOARD OF DIRECTORS FOR THE 2024 AND 2025 TERMS; FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; AND DECLARING AN EFFECTIVE DATE

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

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

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

Nay: 0

Abstain: 0

Enactment No: RE-4122-23

[23-5726](#)

Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Casting Votes for Candidates for the Ellis Appraisal District Board of Directors for the 2024 and 2025 Terms; Finding that the Meeting at Which This Resolution is Passed is Open to the Public as Required by Law; and Declaring an Effective Date

Troy Lestina presented the item.

A motion was made by Council Member Lewis to approve the following resolution with the change that no votes be cast for Ellis County:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS, CASTING VOTES FOR CANDIDATES FOR THE ELLIS APPRAISAL DISTRICT BOARD OF DIRECTORS FOR THE 2024 AND 2025 TERMS; FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; AND DECLARING AN EFFECTIVE DATE

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

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

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

Nay: 0

Abstain: 0

Enactment No: RE-4123-23

[23-5727](#)

Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Casting Votes for Candidates for the Johnson Appraisal District Board of Directors for the 2024 and 2025 Terms; Finding that the Meeting at Which This Resolution is Passed is Open to the Public as Required by Law; and Declaring an Effective Date

Troy Lestina presented the item.

A motion was made by Council Member Lewis to approve the following resolution and award all votes to John Wood:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS, CASTING VOTES FOR CANDIDATES FOR THE CENTRAL APPRAISAL DISTRICT

**OF JOHNSON COUNTY BOARD OF DIRECTORS FOR THE 2024 AND 2025 TERMS;
FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS
OPEN TO THE PUBLIC AS REQUIRED BY LAW; AND DECLARING AN EFFECTIVE
DATE**

(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;Julie Short;Casey Lewis;Todd Tonore;Michael Evans;Tamera
Bounds and Brent Newsom

Nay: 0

Abstain: 0

Enactment No: RE-4124-23

ADJOURN

**A motion was made by Council Member Newsom to adjourn the meeting at
8:28 p.m. Seconded by Council Member Broseh. The motion CARRIED by the
following vote:**

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

Nay: 0

Abstain: 0

ATTEST: Michael Evans, Mayor

Susana Marin, City Secretary