



CITY OF MANSFIELD

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

Meeting Agenda

City Council

Monday, November 14, 2022

7:00 PM

Council Chambers

REGULAR MEETING

1. **7:00 P.M. - CALL MEETING TO ORDER**

2. **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**

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

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**

3. **RECONVENE INTO REGULAR BUSINESS SESSION**

4. **INVOCATION**

5. **PLEDGE OF ALLEGIANCE**

6. **TEXAS PLEDGE**

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

7. **PROCLAMATION**

[22-5035](#)

Small Business Saturday Proclamation

Attachments: [Small Business Saturday 2022](#)

[22-5063](#) Get United Day Proclamation

Attachments: [Get United Day](#)

8. RECOGNITION

Recognition of the My Mansfield Muni-Versity - Class 3

Recognition of Veterans Day Parade Award Winners

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 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.

10. COUNCIL ANNOUNCEMENTS

11. 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

WFAA 2022 North Texas Holiday Guide - Bernadette McCranie

Hometown Holidays Update - Angie Henley

Historic Downtown Mansfield Update - Rachel Bagley

12. TAKE ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION

13. PUBLIC HEARING

[22-5056](#) Ordinance - Public Hearing and First and Final Reading of an Ordinance

Adopting Updated Land Use Assumptions, Roadway Capital Improvement Plans, and Revised Roadway Impact Fees

Presenters: David Boski

Attachments: [Ordinance](#)

[Ordinance Exhibits](#)

[CIAC Written Comments](#)

[Impact Fee Comparisons](#)

[22-5057](#)

Ordinance - Public Hearing and First and Final Reading of an Ordinance for Proposed City-Wide Amendments to the Master Thoroughfare Plan

Presenters: David Boski

Attachments: [Ordinance](#)

[Exhibit A](#)

[2022 Master Thoroughfare Plan](#)

[Summary of Changes](#)

[Master Thoroughfare Plan Changes](#)

[22-5044](#)

Public Hearing and Consideration of a Request for a Specific Use Permit for Apartments in the Reserve PD Workplace Sub-District on approx. 10.034 ac being a tract of land in the Elizabeth McAnier Survey, abstract no. 1005, City of Mansfield in Tarrant County Texas, located at 240 N Mitchell (Generally located to the southwest of the East Broad Street and Reserve Way intersection) (SUP#22-004)

Presenters: Jason Alexander

Attachments: [Maps and Supporting Information](#)

[Exhibit A - Legal Description](#)

[Exhibit B - Site Plan](#)

[Exhibit C - Building Elevations](#)

[Exhibit D - Landscape Plans](#)

14. PUBLIC HEARING CONTINUATION AND SECOND AND FINAL READING

[22-5031](#)

Ordinance - Public Hearing Continuation and Second and Final Reading on an Ordinance Approving a Zoning Change from I-1, Light Industrial District to S, South Mansfield Form-based Development District on Approximately 27.091 Acres in the William C. Price Survey, Abstract No. 1240, Tarrant County, TX, Being Lot 2R2 and Lot 3, Block 47, Hillcrest Addition, Located at 203 S. Wisteria St. and 1304 E. Broad St.; Foedus Triad LLC, Owner and BV LANDCO LLC, Developer (ZC#22-016)

Presenters: Jason Alexander

Attachments: [Ordinance](#)

[Exhibit A](#)

[Maps and Supporting Information](#)

[22-5043](#)

Ordinance - Public Hearing Continuation and Second and Final Reading on an Ordinance Approving a Zoning Change from C-2, Community Business District to PD, Planned Development District with Limited I-1, Light Industrial Uses on Approximately 9.94 Acres out of the William Lynn Survey, Abstract Number 984, Tarrant County, Texas, located at 2351, 2361, 2371, 2381 and 2391 N. US 287; City of Mansfield, Applicant

Presenters: Jason Alexander

Attachments: [Ordinance](#)

[Exhibit A](#)

[Exhibit B - PD, Planned Development District Regulations](#)

[Maps and Supporting Information](#)

15. NEW BUSINESS

[22-5064](#)

Discussion and Possible Action Regarding the Selection of a Consultant for the Future Land Use Plan and Authorizing the City Manager to Negotiate an Agreement for Professional Services with the Selected Consultant

Presenters: Jason Alexander

16. ADJOURN

CERTIFICATION

THIS IS TO CERTIFY THAT A COPY OF THE NOTICE OF the 7:00 p.m. November 14, 2022 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 10, 2022 prior to 5:00 p.m., in compliance with Chapter 551, Texas Government Code.

Susana Marin, City Secretary

Approved as to form:

City Attorney

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.