



CITY OF MANSFIELD

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

Meeting Agenda

City Council

Monday, May 8, 2023

3:00 PM

Council Chambers

REGULAR MEETING

1. **3:00 P.M. - CALL MEETING TO ORDER**

2. **PROCLAMATIONS**

[23-5328](#) National Police Week

Attachments: [Proclamation](#)

[23-5329](#) National Correctional Officers and Employees Week

Attachments: [Proclamation](#)

3. **RECOGNITION**

High School Interns

4. **WORK SESSION**

Discussion Regarding Financial Reports

Discussion Regarding Changes to the Provisions for Accessory Dwelling Units

Discussion Regarding a Comprehensive Economic Development Policy

Discussion Regarding June 2023 Council Meetings

Discussion Regarding the May 8, 2023 Consent Agenda Items

5. **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. 3:20-CV-2061-N-BK

Seek Advice of City Attorney Regarding Pending Litigation - Cause No. 348-325719-21

Seek Advice of City Attorney Regarding Commemorative Lighting Request

Seek Advice of City Attorney Regarding Vexatious Requestors Ordinance Implications

Seek Advice of City Attorney Regarding Certain Zoning Standards

Seek Advice of City Attorney Regarding Franchise Agreements

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

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 #22-23

Economic Development Project #23-02

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

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

8. INVOCATION

9. PLEDGE OF ALLEGIANCE

10. TEXAS PLEDGE

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

11. RECOGNITION

Ben Barber Innovation Academy Students: Drew Lindsey and Johnny Wells

12. 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.

13. COUNCIL ANNOUNCEMENTS

14. SUB-COMMITTEE REPORTS

[23-5310](#) Minutes - Approval of the April 10, 2023 TIF Reinvestment Zone #1 Board Meeting Minutes (vote will be only by members of the sub-committee: Broseh (Chair), Bounds, Tonore, and Evans)

Presenters: Susana Marin

Attachments: [DRAFT Meeting Minutes](#)

15. 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

B. Financial Services Department Report

[23-5340](#) Presentation of the Monthly Financial Report for the Period Ending March 31, 2023

Presenters: Troy Lestina

Attachments: [Monthly Financial Report](#)

16. TAKE ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION**17. 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[23-5319](#)

Resolution - A Resolution Authorizing the City Manager and the Police Department to Make Application, Receive and Expend Grant Funding From the Texas Department of Motor Vehicle Crime Prevention Authority to Continue a Multi-Agency Task Force

Presenters: Tracy Aaron

Attachments: [Resolution](#)

[23-5334](#)

Resolution – A Resolution Authorizing the Purchase of Property Located at 620 W. Broad Street for the Walnut Creek Linear Park Trail System

Presenters: Matt Young

Attachments: [Resolution](#)

[23-5336](#)

Resolution - A Resolution Supporting the City of Mansfield's Application to the Texas Department of Transportation's 2023 Transportation Alternatives Set-Asides (TA) Call for Projects

Presenters: David Boski

Attachments: [Resolution](#)

[23-5338](#)

Resolution - A Resolution to Establish a Date for the Public Hearing to Consider the Proposed Amendment and Imposition of Updated Roadway Impact Fees

Presenters: Raymond Coffman

Attachments: [Resolution](#)

[Exhibit](#)

[23-5339](#)

Minutes - Approval of the April 24, 2023 Regular City Council Meeting Minutes

Presenters: Susana Marin

Attachments: [DRAFT Meeting Minutes](#)

END OF CONSENT AGENDA**18. PUBLIC HEARING**[23-5335](#)

Ordinance - Public Hearing and First and Final Reading on an Ordinance

of the City Council of the City of Mansfield, Texas, Amending the Boundaries of Tax Increment Financing Reinvestment Zone Number One, City of Mansfield, Texas; Approving an Amended and Restated Final Project and Finance Plan for Tax Increment Financing Reinvestment Zone Number One, City of Mansfield, Texas; Making Certain Findings; Providing a Severability Clause; and Providing for an Immediate Effective Date

Presenters: Matt Jones

Attachments: [Ordinance](#)

[Amended and Restated Final Project and Finance Plan](#)

[23-5344](#)

Ordinance - Public Hearing and First and Final Reading on an Ordinance of the City Council of the City of Mansfield, Texas, Designating a Certain Area as a Tax Abatement Reinvestment Zone for Commercial Industrial Tax Abatement within the City of Mansfield, Texas; Establishing the Boundaries thereof and Other Matters Related Thereto; Providing a Severability Clause; Providing a Repealer Clause; and Providing for an Immediate Effective Date

Presenters: Jason Moore

Attachments: [Ordinance](#)

[23-5341](#)

Public Hearing and Consideration of a Specific Use Permit for the Storage of Recreational Vehicles on Approximately 6.009 Acres Being Lot 1, Block 1, Guzman Addition, According to the Plat Recorded in Instrument No. D212042307 Located at 845 S. Holland Road; Eagle Storage Holland Rd LLC, Owner; HCE, Inc., Applicant (SUP#23-001)

Presenters: Jason Alexander

Attachments: [Maps and Supporting Information](#)

[Exhibit A - Legal Description](#)

[Exhibit B - Site Plan](#)

[Exhibit C - Elevations](#)

[Exhibit D - Landscape Plan](#)

19. NEW BUSINESS

[23-5346](#)

Ordinance - First and Final Reading on an Ordinance Approving, Abandoning and Vacating Certain Portions of a 30 foot Easement for Railroad Spur on Property Owned by the City of Mansfield and Identified as Lot 1, Blk 50, Hillcrest Addition, Ninth Installment, in the City of Mansfield, Tarrant County, Texas; Declaring that such Easement Is Unnecessary for use by the Public; Authorizing this Ordinance to be Filed in the Official Public Deed Records of Tarrant County, Texas; Providing a Severability Clause; and Providing for an Effective Date

Presenters: Jason Moore

Attachments: [Ordinance](#)

[Exhibit A](#)

[23-5342](#) Review and Consideration of a Request to Approve Modifications to the Trike Investors Planned Development (PD) District and Development Plan; Winstead PC, Applicant, Lonestar Striker, LLC, Owner (ZC#17-009A)

Presenters: Jason Alexander

Attachments: [Location Map](#)

[Approved Trike Investors Planned Development Standards and Plans](#)

[Revised Development Plan, Landscape Plan and Elevations for Area B](#)

[23-5345](#) Resolution - A Resolution by the City Council of the City of Mansfield, Texas Affirming the Casting of Votes for Candidates to Serve on the Board of Directors for the Tarrant Appraisal District for the Calendar Years 2022 and 2023

Presenters: Troy Lestina

Attachments: [Resolution](#)

20. OLD BUSINESS

[22-4885](#) Ordinance - Consideration of an Ordinance to Amend Chapter 155, "Zoning" to Revise the Definition of an Accessory Dwelling in Section 155.012; To Repeal Section 155.082(E)(7) in its Entirety; and to Revise Regulations Related to Accessory Dwellings in Section 155.099(B)(35); (OA#22-007)

Presenters: Jason Alexander

Attachments: [Ordinance](#)

21. ADJOURN

CERTIFICATION

THIS IS TO CERTIFY THAT A COPY OF THE NOTICE OF the May 8, 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, May 4, 2023 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.